

Single Family Residence **RESIDENTIAL**

2004 ROSECLIFF DR

NASHVILLE, TN 37206

\$615,874 TopHap Estimate · \$293 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,102 ft²

LIVING AREA

0.27 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

6

ROOMS

3

PARKING

VALUATION

\$616K

\$590K low

\$642K high

Last Sale

\$530,000 · Jan 18, 2022

Est. Owner Equity

\$112,374

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$4,274 (2025)
Assessed Value	\$151,900
Previous Assessed	\$106,275
Assessor Market Value	\$607,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.27
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Patio · 406 ft²

Porch · 28 ft²

CLIMATE RISK

72 FLOOD	21 WILDFIRE	92 HEAT	84 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 10, 2022	Resale	Warranty Deed	\$530,000	\$252	\$504K
Aug 20, 2015	Resale	Warranty Deed	\$295,000	\$140	\$185K
Jun 28, 2006	Resale	Warranty Deed	\$158,050	\$75	\$126K
Nov 22, 2000	Resale	Grant Deed	\$112,000	\$53	\$82K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stratford STEM Magnet School	Middle	6–12	0.4 mi
Rosebank Elementary School	Elementary	KG–5	0.5 mi

District: Nashville-Davidson County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 37206

131 CRIME INDEX	101 AIR POLLUTION	26,356 POPULATION	\$89K MEDIAN IN-COME	59°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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