

Single Family Residence

RESIDENTIAL

# 449 ROSEMOUNT DR

FLORENCE, SC 29505

**\$203,002** TopHap Estimate · \$170 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026

**3**

BEDS

**2**

BATHS

**1,193 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**2009**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$203K**

\$188K low

\$218K high

Last Sale

\$117,900 · Jul 23, 2015

Est. Owner Equity

\$80,088

Loan-to-Value

65%

## TAX & ASSESSMENT

Property Tax

\$690 (2025)

Assessed Value

\$6,408

Assessor Market Value

\$160,222

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FLORENCE                |
| Lot (acres)   | 0.18                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Shingle                 |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 49<br>FLOOD | 32<br>WILDFIRE | 22<br>DROUGHT |
|-------------|----------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|--------|------------|-----------|--------------------|-------|
| Jul 21, 2009 | Resale | Grant Deed | \$85,700  | \$72               | \$86K |
| Jul 1, 2004  | Resale | Grant Deed | \$166,500 | \$140              |       |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| South Florence High School       | High       | 9–12   | 0.7 mi   |
| Savannah Grove Elementary School | Elementary | KG–5   | 3.4 mi   |
| Sneed Middle School              | Middle     | 6–8    | 5.4 mi   |

District: Florence School District 1

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 29505

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>79</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>24,301</b><br>POPULATION | <b>\$70K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|