

Single Family Residential

RESIDENTIAL

45 ROSEWOOD AVE

ASHEVILLE, NC 28801

\$1,554,398 TopHap Estimate · \$497 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,128 ft²

LIVING AREA

0.16 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

VALUATION

\$1.6M

\$1.3M low

\$1.8M high

Last Sale

\$685,000 · Jun 17, 2013

Est. Owner Equity

\$904,398

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$9,932 (2025)
Assessed Value	\$904,100
Previous Assessed	\$904,100
Assessor Market Value	\$904,100

PROPERTY FACTS

Property Type	Single Family Residential
Style	Contemporary
County	Buncombe
Lot (acres)	0.16
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No

Patio · 170 ft²

Porch · 276 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 17, 2013	Resale	Warranty Deed	\$685,000	\$219	\$233K
Aug 10, 2006	Resale	Grant Deed	\$112,500	\$36	
Jul 21, 2005	Non-arms-length	Warranty Deed	\$42,500	\$14	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Isaac Dickson Elementary School	Elementary	PK–5	0.6 mi
Asheville Middle School	Middle	6–8	1.3 mi
Asheville High School	High	9–12	2.3 mi

District: Asheville City Schools

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 28801

163 CRIME INDEX	97 AIR POLLUTION	15,270 POPULATION	\$51K MEDIAN IN-COME	55°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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