

Townhouse

RESIDENTIAL

449 WINDING ROSE DR

ROCKVILLE, MD 20850

\$795,407 TopHap Estimate · \$356 / ft² · confidence 96 · as of Jun 23, 2026



3.5

BATHS

2,232 ft²

LIVING AREA

1,892 ft²

LOT SIZE

1996

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$795K

\$764K low

\$827K high

Last Sale

\$240,000 · Jul 30, 1996

Est. Owner Equity

\$80,407

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$8,926 (2025)
Assessed Value	\$664,767
Previous Assessed	\$623,400
Assessor Market Value	\$747,500

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	MONTGOMERY
Lot (acres)	0.04
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Julius West Middle School	Middle	6–8	0.3 mi
Richard Montgomery High School	High	9–12	1.1 mi
Bayard Rustin Elementary School	Elementary	KG–5	1.4 mi

District: Montgomery County Public 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 20850

104 CRIME INDEX	89 AIR POLLUTION	51,693 POPULATION	\$126K MEDIAN IN-COME	54°F AVG TEMP	57% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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