

Residential - Vacant Land

RESIDENTIAL

8050 ROSMAN HWY

ROSMAN, NC 28772



3
BEDS

1,336 ft²
LIVING AREA

44.04 ac
LOT SIZE

1931
YEAR BUILT

VALUATION

Last Sale\$775,000 · Dec 11, 2023

TAX & ASSESSMENT

Assessed Value	\$300,190
Previous Assessed	\$298,900
Assessor Market Value	\$300,190

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Transylvania
Lot (acres)	44.04

Heating	Baseboard
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

47
FLOOD

19
WILDFIRE

80
HEAT

99
STORM

84
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 21, 2025	Financing	Warranty Deed			
May 21, 2025	Financing	Warranty Deed			
Aug 25, 2021	Resale	Warranty Deed	\$775,000	\$580	\$775K
May 27, 2022	Non-arms-length	Warranty Deed	\$285,000	\$213	
Oct 16, 2019	Recorded document	Warranty Deed			

NEIGHBORHOOD · ZIP 28772

73
CRIME INDEX

92
AIR POLLUTION

885
POPULATION

\$63K
MEDIAN IN-
COME

55°F
AVG TEMP

59%
SUNSHINE

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