

Single Family Residence **RESIDENTIAL**

3106 ROSEWOOD DR

EVANS, GA 30809

\$515,956 TopHap Estimate · \$197 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,616 ft²

LIVING AREA

0.26 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

VALUATION

\$516K

\$487K low

\$545K high

Last Sale

\$494,600 · Dec 14, 2023

Est. Owner Equity

\$134,085

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$4,657 (2025)
Assessed Value	\$192,848
Previous Assessed	\$190,732
Assessor Market Value	\$482,119

PROPERTY FACTS

Property Type	Single Family Residence
County	Columbia
Lot (acres)	0.26
Construction	Frame (Unspecified)

CLIMATE RISK

1 FLOOD	21 WILDFIRE	90 HEAT	76 STORM	25 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 8, 2023	Resale	Warranty Deed	\$494,600	\$189	
Aug 8, 2023	Resale	Warranty Deed	\$594,000	\$227	\$389K
Dec 6, 2021	Resale	Limited Warranty Deed	\$800,000	\$306	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parkway Elementary School	Elementary	PK–5	0.7 mi
Greenbrier High School	High	9–12	3.1 mi
Greenbrier Middle School	Middle	6–8	3.2 mi

District: Columbia 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 30809

61 CRIME INDEX	62 AIR POLLUTION	55,165 POPULATION	\$119K MEDIAN IN-COME	63°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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