

Single Family Residence **RESIDENTIAL**

3086 ROSEWOOD DR

EVANS, GA 30809

\$527,682 TopHap Estimate · \$192 / ft² · confidence 96 · as of Jul 14, 2026



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4

BEDS

3

BATHS

2,743 ft²

LIVING AREA

0.3 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

VALUATION

\$528K

\$507K low

\$548K high

Last Sale

\$525,000 · Feb 4, 2026

Est. Owner Equity

\$527,682

TAX & ASSESSMENT

Property Tax	\$4,765 (2025)
Assessed Value	\$197,374
Previous Assessed	\$197,374
Assessor Market Value	\$493,436

PROPERTY FACTS

Property Type	Single Family Residence
County	Columbia
Lot (acres)	0.30
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
Jan 30, 2026	Financing	Warranty Deed			
Jan 30, 2026	Resale	Warranty Deed	\$525,000	\$191	\$525K
Mar 7, 2023	Resale	Warranty Deed	\$465,900	\$170	\$326K
Apr 28, 2022	Resale	Limited Warranty Deed	\$158,000	\$58	\$2.5M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parkway Elementary School	Elementary	PK–5	0.6 mi
Greenbrier High School	High	9–12	3.1 mi
Greenbrier Middle School	Middle	6–8	3.1 mi

District: Columbia County School District



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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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