

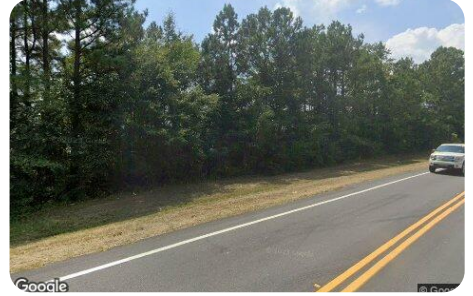
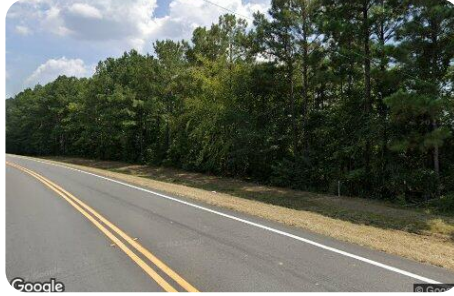
Single Family Residence

RESIDENTIAL

3081 ROSEWOOD DR

EVANS, GA 30809

\$578,023 TopHap Estimate · \$178 / ft² · confidence 91 · as of Jun 23, 2026



5

BEDS

5

BATHS

3,245 ft²

LIVING AREA

0.25 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

VALUATION

\$578K

\$526K low

\$630K high

Last Sale

\$497,900 · Sep 10, 2021

Est. Owner Equity

\$62,199

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$5,085 (2025)
Assessed Value	\$210,827
Previous Assessed	\$210,663
Assessor Market Value	\$527,068

PROPERTY FACTS

Property Type	Single Family Residence
County	Columbia
Lot (acres)	0.25
Construction	Frame (Unspecified)

CLIMATE RISK

1 FLOOD	21 WILDFIRE	90 HEAT	76 STORM	25 DROUGHT
------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 10, 2021	Financing	Warranty Deed			
Sep 10, 2021	Resale	Warranty Deed	\$497,900	\$153	\$516K

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

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------