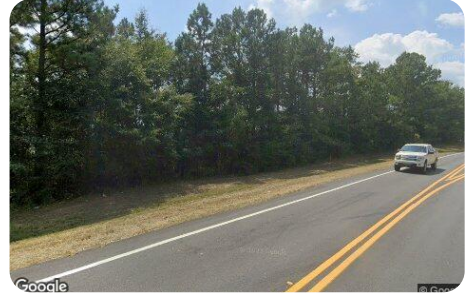
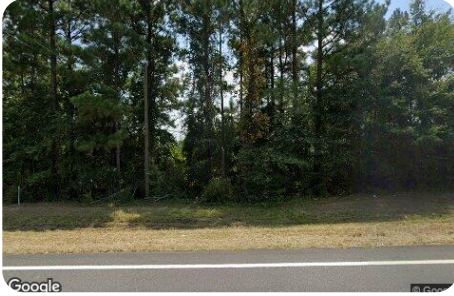


Single Family Residence **RESIDENTIAL**

3085 ROSEWOOD DR

EVANS, GA 30809

\$576,201 TopHap Estimate · \$194 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

4

BATHS

2,967 ft²

LIVING AREA

0.45 ac

LOT SIZE

2022

YEAR BUILT

2

STORIES

VALUATION

\$576K

\$541K low

\$611K high

Last Sale

\$469,900 · Mar 24, 2022

Est. Owner Equity

\$106,301

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$5,000 (2025)
Assessed Value	\$207,252
Previous Assessed	\$207,252
Assessor Market Value	\$518,130

PROPERTY FACTS

Property Type	Single Family Residence
County	Columbia
Lot (acres)	0.45
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
Mar 24, 2022	Resale	Warranty Deed	\$469,900	\$158	\$470K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parkway Elementary School	Elementary	PK–5	0.6 mi
Greenbrier High School	High	9–12	3.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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