

Single Family Residence

RESIDENTIAL

# 3033 ROSEWOOD DR

EVANS, GA 30809

**\$631,837** TopHap Estimate · \$191 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026

4

BEDS

4

BATHS

3,303 ft<sup>2</sup>

LIVING AREA

0.28 ac

LOT SIZE

2022

YEAR BUILT

2

STORIES

## VALUATION

**\$632K**

\$615K low

\$649K high

Last Sale

\$574,900 · Oct 24, 2022

Est. Owner Equity

\$631,837

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,439 (2025) |
| Assessed Value        | \$225,648      |
| Previous Assessed     | \$223,392      |
| Assessor Market Value | \$564,120      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Columbia                |
| Lot (acres)   | 0.28                    |
| Construction  | Frame (Unspecified)     |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 20<br>WILDFIRE | 90<br>HEAT | 76<br>STORM | 25<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|-----------------------|-----------|--------------------|--------|
| Oct 24, 2022 | Resale | Warranty Deed         | \$574,900 | \$174              |        |
| Oct 29, 2021 | Resale | Limited Warranty Deed | \$80,000  | \$24               | \$325K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Parkway Elementary School | Elementary | PK–5   | 0.7 mi   |
| Greenbrier High School    | High       | 9–12   | 3.3 mi   |
| Greenbrier Middle School  | Middle     | 6–8    | 3.3 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<br>CRIME INDEX | 62<br>AIR POLLUTION | 55,165<br>POPULATION | \$119K<br>MEDIAN IN-COME | 63°F<br>AVG TEMP | 61%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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