

Single Family Residence

RESIDENTIAL

3045 ROSEWOOD DR

EVANS, GA 30809

\$622,671 TopHap Estimate · \$183 / ft² · confidence 95 · as of Jul 14, 2026

5

BEDS

4

BATHS

3,396 ft²

LIVING AREA

0.25 ac

LOT SIZE

2022

YEAR BUILT

2

STORIES

VALUATION

\$623K

\$589K low

\$656K high

Last Sale

\$605,000 · Jul 31, 2024

Est. Owner Equity

\$156,821

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax

\$5,478 (2025)

Assessed Value

\$227,294

Previous Assessed

\$225,070

Assessor Market Value

\$568,236

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	20 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
Jul 29, 2024	Resale	Warranty Deed	\$605,000	\$178	\$466K
May 24, 2022	Resale	Limited Warranty Deed	\$593,920	\$175	\$590K
Mar 30, 2021	Resale	Limited Warranty Deed	\$320,000	\$94	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parkway Elementary School	Elementary	PK–5	0.6 mi
Greenbrier High School	High	9–12	3.2 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 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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