

Single Family Residence

RESIDENTIAL

3046 ROSEWOOD DR

EVANS, GA 30809

\$555,025 TopHap Estimate · \$204 / ft² · confidence 97 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,716 ft²

LIVING AREA

0.25 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

VALUATION

\$555K

\$537K low

\$573K high

Last Sale

\$525,000 · Feb 12, 2024

Est. Owner Equity

\$555,025

TAX & ASSESSMENT

Property Tax	\$4,875 (2025)
Assessed Value	\$206,485
Previous Assessed	\$149,777
Assessor Market Value	\$516,212

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
Feb 9, 2024	Resale	Warranty Deed	\$525,000	\$193	
Dec 6, 2021	Resale	Limited Warranty Deed	\$800,000	\$295	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parkway Elementary School	Elementary	PK–5	0.7 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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