

Single Family Residence **RESIDENTIAL**

# 3215 COTTAGE ROSE LN

ROCK HILL, SC 29732

**\$189,915** TopHap Estimate · \$225 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**

BATHS

**843 ft<sup>2</sup>**

LIVING AREA

**1 ac**

LOT SIZE

**2002**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$190K**

\$178K low

\$202K high

Est. Owner Equity

**\$102,615**

Loan-to-Value

**49%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$636 (2025) |
| Assessed Value        | \$4,656      |
| Previous Assessed     | \$4,048      |
| Assessor Market Value | \$159,800    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | York                    |
| Lot (acres)   | 1.00                    |
| Heating       | None                    |
| Pool          | No                      |

Patio · 64 ft²

Porch · 45 ft²

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 9<br>WILDFIRE | 90<br>HEAT | 73<br>STORM | 48<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED       | PRICE     | \$/FT² | LOAN  |
|--------------|-----------------|------------|-----------|--------|-------|
| Mar 17, 2017 | Resale          | Deed       | \$90,000  | \$107  | \$87K |
| Jul 31, 2007 | Resale          | Grant Deed | \$89,000  | \$106  |       |
| Mar 27, 2007 | Resale          | Grant Deed | \$87,500  | \$104  |       |
| Sep 12, 2002 | Non-arms-length | Grant Deed | \$250,593 | \$297  |       |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| India Hook Elementary School | Elementary | KG–5   | 0.3 mi   |
| Dutchman Creek Middle School | Middle     | 6–8    | 2.3 mi   |
| Northwestern High School     | High       | 9–12   | 5.2 mi   |

District: York School District 3

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 29732

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>86</b><br>CRIME INDEX | <b>98</b><br>AIR POLLUTION | <b>62,912</b><br>POPULATION | <b>\$87K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|