

Townhouse

RESIDENTIAL

447 WINDING ROSE DR

ROCKVILLE, MD 20850

\$801,579 TopHap Estimate · \$359 / ft² · confidence 96 · as of Jun 23, 2026



3

BATHS

2,232 ft²

LIVING AREA

1,892 ft²

LOT SIZE

1996

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$802K

\$770K low

\$834K high

Est. Owner Equity

\$564,579

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$8,964 (2025)
Assessed Value	\$669,567
Previous Assessed	\$627,700
Assessor Market Value	\$753,300

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	MONTGOMERY
Lot (acres)	0.04
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 240 ft²

Patio · 200 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 15, 2002	Quitclaim	Quit Claim Transfer			\$240K
Dec 16, 1999	Resale	Grant Deed	\$281,800	\$126	\$214K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Julius West Middle School	Middle	6–8	0.3 mi
Richard Montgomery High School	High	9–12	1.1 mi
Bayard Rustin Elementary School	Elementary	KG–5	1.4 mi

District: Montgomery County Public Schools

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 20850

104 CRIME INDEX	89 AIR POLLUTION	51,693 POPULATION	\$126K MEDIAN IN-COME	54°F AVG TEMP	57% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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