

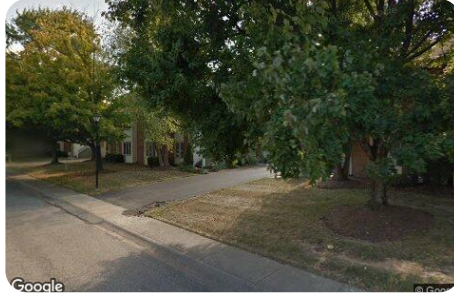
Condominium

RESIDENTIAL

449 ROSEWOOD CT

BLUE RIDGE MANOR, KY 40223

\$200,628 TopHap Estimate · \$201 / ft² · confidence 95 · as of Jul 14, 2026



1

BEDS

2

BATHS

1,000 ft²

LIVING AREA

1,002 ft²

LOT SIZE

1990

YEAR BUILT

1

STORIES

VALUATION

\$201K

\$191K low

\$210K high

Last Sale

\$126,000 · Oct 31, 2018

Est. Owner Equity

\$99,828

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$1,562 (2025)
Assessed Value	\$140,000
Previous Assessed	\$140,000
Assessor Market Value	\$140,000

PROPERTY FACTS

Property Type	Condominium
County	Jefferson
Lot (acres)	0.02
Construction	Wood (Unspecified)
Foundation	Raised (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	11 WILDFIRE	87 HEAT	90 STORM	15 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
Oct 22, 2018	Resale	Grant Deed	\$126,000	\$126	\$101K
Sep 1, 2011	Non-arms-length	Warranty Deed	\$107,500	\$108	
Nov 2, 2006	Resale	Warranty Deed	\$108,000	\$108	\$68K
May 23, 2006	Resale	Trustees Deed	\$86,000	\$86	\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crosby Middle School	Middle	6–8	0.4 mi
Middletown Elementary School	Elementary	KG–5	1.3 mi
Eastern High School	High	9–12	2.0 mi

District: Jefferson 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 40223

74 CRIME INDEX	112 AIR POLLUTION	22,649 POPULATION	\$105K MEDIAN IN-COME	56°F AVG TEMP	55% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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