

Townhouse **RESIDENTIAL**

# 620 WHITE SANDS BAY

ROSELLE, IL 60172

**\$280,757** TopHap Estimate · \$247 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,135 ft<sup>2</sup>**

LIVING AREA

**2,055 ft<sup>2</sup>**

LOT SIZE

**1973**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$281K**

\$269K low

\$292K high

Last Sale

**\$160,000 · Sep 10, 2013**

Est. Owner Equity

**\$170,757**

Loan-to-Value

**41%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,096 (2023) |
| Assessed Value        | \$21,000       |
| Previous Assessed     | \$20,999       |
| Assessor Market Value | \$210,000      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Townhouse           |
| Style         | Modern              |
| County        | Cook                |
| Lot (acres)   | 0.05                |
| Construction  | Frame (Unspecified) |
| Roof          | Composition Shingle |
| Heating       | Forced Air          |
| Cooling       | Central             |
| Garage        | Garage, Detached    |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>64</b><br>HEAT | <b>65</b><br>STORM | <b>45</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Aug 19, 2013 | Resale | Warranty Deed | \$160,000 | \$141              | \$120K |
| Nov 12, 2009 | Resale | Warranty Deed | \$125,000 | \$110              | \$123K |
| Jan 26, 2007 | Resale | Grant Deed    | \$238,000 | \$210              | \$226K |
| Sep 24, 2002 | Resale | Grant Deed    | \$175,500 | \$155              | \$140K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Nerge Elementary School     | Elementary | KG–6   | 0.3 mi   |
| Mead Junior High School     | Middle     | 7–8    | 1.3 mi   |
| James B. Conant High School | High       | 9–12   | 3.0 mi   |

District: Schaumburg Community Consolidated School District 54

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 60172

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>88</b><br>CRIME INDEX | <b>123</b><br>AIR POLLUTION | <b>23,052</b><br>POPULATION | <b>\$105K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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