

Single Family Residence **RESIDENTIAL**

## 2204 ROLAND DR

CHAMPAIGN, IL 61821

**\$162,234** TopHap Estimate · confidence 84 · as of Jul 14, 2026



### VALUATION

**\$162K**

\$136K low

\$188K high

Last Sale

**\$88,000 · Jun 2, 2021**

Est. Owner Equity

**\$71,834**

Loan-to-Value

**58%**

### TAX & ASSESSMENT

Property Tax

**\$1,753 (2024)**

Assessed Value

**\$30,320**

Previous Assessed

**\$30,320**

Assessor Market Value

**\$90,960**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Champaign               |
| Heating       | None                    |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|--------|---------------|----------|--------------------|-------|
| May 21, 2021 | Resale | Warranty Deed | \$88,000 |                    | \$90K |
| Jun 19, 2008 | Resale | Warranty Deed | \$84,500 |                    | \$55K |
| Dec 31, 2001 | Resale | Grant Deed    | \$60,000 |                    | \$48K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Franklin Middle School      | Middle     | 6–8    | 1.4 mi   |
| Dr Howard Elementary School | Elementary | KG–5   | 1.6 mi   |
| Central High School         | High       | 9–12   | 1.9 mi   |

District: Champaign Community Unit School District 4

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 61821**

|                          |                            |                             |                                    |                         |                        |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>78</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>31,352</b><br>POPULATION | <b>\$75K</b><br>MEDIAN IN-<br>COME | <b>52°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

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