

Single Family Residence **RESIDENTIAL**

2604 ROLAND DR

CHAMPAIGN, IL 61821

\$206,032 TopHap Estimate · \$215 / ft² · confidence 97 · as of Jul 14, 2026



1

BATHS

960 ft²

LIVING AREA

1970

YEAR BUILT

2

STORIES

VALUATION

\$206K

\$200K low

\$212K high

Last Sale

\$177,500 · Apr 19, 2023

Est. Owner Equity

\$46,282

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$3,236 (2024)
Assessed Value	\$42,700
Previous Assessed	\$38,670
Assessor Market Value	\$128,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Champaign
Foundation	Concrete
Roof	Shingle
Heating	Central
Pool	No

Deck · 80 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 12, 2023	Resale	Warranty Deed	\$177,500	\$185	\$160K
Mar 15, 2022	Resale	Warranty Deed	\$80,000	\$83	\$134K
May 21, 2020	Quitclaim	Quit Claim Transfer			
Jul 8, 2011	Quitclaim	Quit Claim Transfer			
Oct 1, 1998	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin Middle School	Middle	6–8	1.7 mi
Dr Howard Elementary School	Elementary	KG–5	1.9 mi
Central High School	High	9–12	2.2 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

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

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

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------