

Single Family Residence **RESIDENTIAL**

45 BROOKSIDE DR

ROSELLE, IL 60172

\$525,028 TopHap Estimate · \$256 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,054 ft²

LIVING AREA

0.17 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$525K

\$481K low

\$569K high

Last Sale

\$246,000 · Dec 8, 2000

Est. Owner Equity

\$297,828

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$11,357 (2024)
Assessed Value	\$153,111
Previous Assessed	\$153,111
Assessor Market Value	\$459,333

PROPERTY FACTS

Property Type	Single Family Residence
County	DuPage
Lot (acres)	0.17
Construction	Mixed (Not Specified)
Heating	None
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 28, 2008	Quitclaim	Quit Claim Transfer			
Dec 8, 2000	Resale	Grant Deed	\$246,000	\$120	\$197K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roselle Middle School	Middle	6–8	1.0 mi
Spring Hills Elementary School	Elementary	KG–5	1.5 mi
Lake Park High School	High	9–12	2.2 mi

District: Roselle School District 12

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

88 CRIME INDEX	123 AIR POLLUTION	23,052 POPULATION	\$105K MEDIAN IN-COME	48°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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