

Townhouse **RESIDENTIAL**

522 ISLE ROYAL BAY

ROSELLE, IL 60172

\$274,505 TopHap Estimate · \$242 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,135 ft²
LIVING AREA

1,400 ft²
LOT SIZE

1974
YEAR BUILT

2
STORIES

4
ROOMS

1
PARKING

VALUATION

\$275K

\$266K low

\$283K high

Last Sale

\$180,000 · Apr 5, 2019

Est. Owner Equity

\$107,105

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$5,134 (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)	0.03
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	4 WILDFIRE	64 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 26, 2022	Financing	Intrafamily Transfer			\$167K
Mar 26, 2019	Resale	Warranty Deed	\$180,000	\$159	\$171K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Nerge Elementary School	Elementary	KG–6	0.3 mi
Mead Junior High School	Middle	7–8	1.4 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

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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