

Single Family Residence

RESIDENTIAL

40 FOREST AVE

ROSELLE, IL 60172

\$560,597 TopHap Estimate · \$300 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,871 ft²

LIVING AREA

2.02 ac

LOT SIZE

1973

YEAR BUILT

6

ROOMS

2

PARKING

VALUATION

\$561K

\$515K low

\$606K high

Last Sale

\$390,000 · Aug 10, 2021

Est. Owner Equity

\$485,597

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$12,060 (2024)
Assessed Value	\$162,144
Previous Assessed	\$162,144
Assessor Market Value	\$486,432

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	DuPage
Lot (acres)	2.02
Construction	Mixed (Not Specified)
Heating	None
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 144 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 17, 2022	Financing	Intrafamily Transfer			
Jul 28, 2021	Resale	Warranty Deed	\$390,000	\$208	
Aug 14, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roselle Middle School	Middle	6–8	0.3 mi
Spring Hills Elementary School	Elementary	KG–5	0.8 mi
Lake Park High School	High	9–12	1.5 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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