

Single Family Residence **RESIDENTIAL**

45 AMERICANA CT

ROSELLE, IL 60172

\$737,342 TopHap Estimate · \$227 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,255 ft²

LIVING AREA

0.28 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

9

ROOMS

3

PARKING

VALUATION

\$737K

\$684K low

\$790K high

Last Sale

\$85,000 · May 19, 1997

Est. Owner Equity

\$0

Loan-to-Value

115%

TAX & ASSESSMENT

Property Tax	\$14,879 (2024)
Assessed Value	\$204,506
Previous Assessed	\$204,506
Assessor Market Value	\$613,518

PROPERTY FACTS

Property Type	Single Family Residence
County	DuPage
Lot (acres)	0.28
Construction	Mixed (Not Specified)
Heating	None
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Waterbury Elementary School	Elementary	KG–5	0.5 mi
Spring Wood Middle School	Middle	6–8	1.3 mi
Lake Park High School	High	9–12	2.8 mi

District: Keeneyville School District 20

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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