

Single Family Residence

**RESIDENTIAL**

# 765 EDENWOOD DR

ROSELLE, IL 60172

**\$341,499** TopHap Estimate · \$220 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,552 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1977**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$341K**

\$323K low

\$360K high

Last Sale

**\$243,000 · Sep 21, 2004**

Est. Owner Equity

**\$83,199**

Loan-to-Value

**66%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,182 (2024) |
| Assessed Value        | \$104,900      |
| Previous Assessed     | \$95,930       |
| Assessor Market Value | \$314,700      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Raised Ranch            |
| County        | DUPAGE                  |
| Lot (acres)   | 0.16                    |
| Construction  | Mixed (Not Specified)   |
| Cooling       | Window A/C              |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Sep 21, 2004 | Resale | Warranty Deed | \$243,000 | \$157              | \$219K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Erickson Elementary School | Elementary | PK-5   | 1.0 mi   |
| Westfield Middle School    | Middle     | 6-8    | 1.9 mi   |
| Lake Park High School      | High       | 9-12   | 2.4 mi   |

District: Lake Park Community High School District 108

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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>88</b><br>CRIME INDEX | <b>123</b><br>AIR POLLUTION | <b>23,052</b><br>POPULATION | <b>\$105K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|