

Townhouse **RESIDENTIAL**

# 526 YOSEMITE CT

ROSELLE, IL 60172

**\$275,844** TopHap Estimate · \$243 / ft² · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,135 ft²**

LIVING AREA

**2,685 ft²**

LOT SIZE

**1973**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$276K**

\$264K low

\$288K high

Last Sale

**\$175,000 · Jul 12, 2019**

Est. Owner Equity

**\$185,844**

Loan-to-Value

**33%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,364 (2023) |
| Assessed Value        | \$21,000       |
| Previous Assessed     | \$21,000       |
| Assessor Market Value | \$210,000      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Townhouse           |
| Style         | Modern              |
| County        | Cook                |
| Lot (acres)   | 0.06                |
| Construction  | Frame (Unspecified) |
| Roof          | Composition Shingle |
| Heating       | Forced Air          |
| Cooling       | Central             |
| Garage        | Garage, Detached    |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>64</b><br>HEAT | <b>65</b><br>STORM | <b>45</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|---------------------|-----------|--------------------|-------|
| Jun 14, 2019 | Resale    | Warranty Deed       | \$175,000 | \$154              | \$90K |
| Dec 5, 2008  | Quitclaim | Quit Claim Transfer |           |                    |       |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Nerge Elementary School     | Elementary | KG–6   | 0.3 mi   |
| Mead Junior High School     | Middle     | 7–8    | 1.2 mi   |
| James B. Conant High School | High       | 9–12   | 2.9 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<br>CRIME INDEX | 123<br>AIR POLLUTION | 23,052<br>POPULATION | \$105K<br>MEDIAN IN-COME | 48°F<br>AVG TEMP | 54%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|