

Single Family Residence **RESIDENTIAL**

# 554 WESTMINSTER CIR

ROSELLE, IL 60172

**\$304,090** TopHap Estimate · \$164 / ft² · confidence 94 · as of Jul 14, 2026



**4**  
BEDS

**1.5**  
BATHS

**1,856 ft²**  
LIVING AREA

**2,178 ft²**  
LOT SIZE

**1976**  
YEAR BUILT

**2**  
STORIES

**7**  
ROOMS

**1**  
PARKING

## VALUATION

**\$304K**

\$286K low

\$322K high

Est. Owner Equity

**\$0**

Loan-to-Value

**130%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,891 (2024) |
| Assessed Value        | \$79,979       |
| Previous Assessed     | \$73,140       |
| Assessor Market Value | \$239,937      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | DUPAGE                  |
| Lot (acres)   | 0.05                    |
| Construction  | Frame (Unspecified)     |
| Cooling       | Window A/C              |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                   | PRICE | \$/FT <sup>2</sup> | LOAN |
|-------------|-----------|------------------------|-------|--------------------|------|
| Sep 4, 2023 | Financing | Transfer On Death Deed |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Waterbury Elementary School | Elementary | KG–5   | 0.3 mi   |
| Spring Wood Middle School   | Middle     | 6–8    | 0.8 mi   |
| Lake Park High School       | High       | 9–12   | 3.1 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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 | Absentee owner |
|-----------|----------------|