

Single Family Residence **RESIDENTIAL**

70 PELICAN BAY

ROSELLE, IL 60172

\$749,139 TopHap Estimate · \$232 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,235 ft²

LIVING AREA

0.19 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$749K

\$692K low

\$806K high

Est. Owner Equity

\$377,139

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$14,126 (2024)
Assessed Value	\$194,895
Previous Assessed	\$194,895
Assessor Market Value	\$584,685

PROPERTY FACTS

Property Type	Single Family Residence
County	DuPage
Lot (acres)	0.19
Construction	Mixed (Not Specified)
Heating	None
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 19, 2023	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Waterbury Elementary School	Elementary	KG–5	0.6 mi
Spring Wood Middle School	Middle	6–8	1.4 mi
Lake Park High School	High	9–12	2.9 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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