

Townhouse **RESIDENTIAL**

# 508 ISLE ROYAL BAY

ROSELLE, IL 60172

**\$275,391** TopHap Estimate · \$243 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,135 ft<sup>2</sup>**  
LIVING AREA

**1,716 ft<sup>2</sup>**  
LOT SIZE

**1974**  
YEAR BUILT

**2**  
STORIES

**5**  
ROOMS

**1**  
PARKING

## VALUATION

**\$275K**

\$263K low

\$287K high

Est. Owner Equity

**\$110,241**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,134 (2023) |
| Assessed Value        | \$21,000       |
| Previous Assessed     | \$20,999       |
| Assessor Market Value | \$210,000      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Townhouse           |
| Style         | Modern              |
| County        | Cook                |
| Lot (acres)   | 0.04                |
| Construction  | Frame (Unspecified) |
| Roof          | Composition Shingle |
| Heating       | Forced Air          |
| Cooling       | Central             |
| Garage        | Garage, Detached    |

## CLIMATE RISK

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

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| May 11, 2018 | Quitclaim | Quit Claim Transfer |           |                    | \$159K |
| Mar 4, 2016  | Resale    | Warranty Deed       | \$154,000 | \$136              | \$151K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Nerge Elementary School     | Elementary | KG–6   | 0.2 mi   |
| Mead Junior High School     | Middle     | 7–8    | 1.3 mi   |
| James B. Conant High School | High       | 9–12   | 3.0 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|