

Single Family Residence **RESIDENTIAL**

# 42 E ARDMORE AVE

ROSELLE, IL 60172

**\$325,650** TopHap Estimate · \$317 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,026 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1956**

YEAR BUILT

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$326K**

\$310K low

\$342K high

Last Sale

**\$142,000 · Aug 18, 1998**

Est. Owner Equity

**\$178,065**

Loan-to-Value

**47%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,503 (2024) |
| Assessed Value        | \$103,631      |
| Previous Assessed     | \$103,631      |
| Assessor Market Value | \$310,893      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Ranch                                 |
| County        | DuPage                                |
| Lot (acres)   | 0.16                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Heating       | None                                  |
| Cooling       | Central                               |
| Garage        | Garage, Detached                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                               | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------------------------------|-----------|--------------------|--------|
| Jan 15, 2024 | Financing | Affidavit Of Death Of Joint Tenant |           |                    |        |
| Jan 15, 2024 | Financing | Intrafamily Transfer               |           |                    |        |
| Aug 18, 1998 | Resale    | Grant Deed                         | \$142,000 | \$138              | \$114K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Roselle Middle School          | Middle     | 6–8    | 0.3 mi   |
| Spring Hills Elementary School | Elementary | KG–5   | 0.6 mi   |
| Lake Park High School          | High       | 9–12   | 1.3 mi   |

District: Roselle School District 12

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> |
|-----------|-----------------------|