

Single Family Residence **RESIDENTIAL**

45 CLARIA DR

ROSELLE, IL 60172

\$438,096 TopHap Estimate · \$264 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

3
BATHS

1,659 ft²
LIVING AREA

0.23 ac
LOT SIZE

1964
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$438K

\$414K low

\$462K high

Est. Owner Equity

\$159,096

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$9,036 (2024)
Assessed Value	\$130,641
Previous Assessed	\$130,641
Assessor Market Value	\$391,923

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	DuPage
Lot (acres)	0.23
Construction	Frame (Unspecified)
Heating	None
Cooling	Central
Garage	Garage, Detached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 18, 2020	Quitclaim	Quit Claim Transfer			
Apr 18, 2008	Financing	Trustees Deed			\$240K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roselle Middle School	Middle	6–8	0.7 mi
Spring Hills Elementary School	Elementary	KG–5	1.0 mi
Lake Park High School	High	9–12	1.6 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

88 CRIME INDEX	123 AIR POLLUTION	23,052 POPULATION	\$105K MEDIAN IN-COME	48°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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