

Single Family Residence

**RESIDENTIAL**

# 40 CLARIA DR

ROSELLE, IL 60172

**\$353,107** TopHap Estimate · \$318 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,109 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**1967**

YEAR BUILT

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$353K**

\$345K low

\$362K high

Last Sale

**\$230,000 · Nov 15, 2019**

Est. Owner Equity

**\$111,607**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,007 (2024) |
| Assessed Value        | \$110,105      |
| Previous Assessed     | \$110,105      |
| Assessor Market Value | \$330,315      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Raised Ranch            |
| County        | DuPage                  |
| Lot (acres)   | 0.22                    |
| Construction  | Mixed (Not Specified)   |
| Heating       | None                    |
| Cooling       | Central                 |
| Garage        | Garage, Detached        |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Oct 26, 2022 | Financing | Intrafamily Transfer |           |                    |        |
| Nov 4, 2019  | Resale    | Administrators Deed  | \$230,000 | \$207              | \$195K |
| Feb 23, 2000 | Resale    | Grant Deed           | \$165,000 | \$149              | \$132K |

## 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

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