

Condominium

**RESIDENTIAL**

# 106 CAMBRIAN CT

ROSELLE, IL 60172

**\$384,858** TopHap Estimate · \$219 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,760 ft<sup>2</sup>**

LIVING AREA

**38.75 ac**

LOT SIZE

**1995**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$385K**

\$372K low

\$398K high

Last Sale

**\$270,000 · Nov 4, 2020**

Est. Owner Equity

**\$168,858**

Loan-to-Value

**60%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,769 (2024) |
| Assessed Value        | \$93,702       |
| Previous Assessed     | \$93,702       |
| Assessor Market Value | \$281,106      |

## PROPERTY FACTS

|               |                       |
|---------------|-----------------------|
| Property Type | Condominium           |
| County        | DuPage                |
| Lot (acres)   | 38.75                 |
| Construction  | Mixed (Not Specified) |
| Heating       | None                  |
| Cooling       | Central               |
| Fireplace     | Yes                   |
| Garage        | Garage, Attached      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Sep 28, 2020 | Resale    | Deed                 | \$270,000 | \$153              | \$216K |
| Sep 26, 2016 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Jun 22, 2009 | Financing | Intrafamily Transfer |           |                    | \$156K |
| Jul 31, 2000 | Resale    | Grant Deed           | \$183,000 | \$104              | \$174K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Waterbury Elementary School | Elementary | KG–5   | 0.9 mi   |
| Spring Wood Middle School   | Middle     | 6–8    | 1.2 mi   |
| Lake Park High School       | High       | 9–12   | 3.4 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

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