

Townhouse **RESIDENTIAL**

85 CHARLEMAGNE CIR

ROSELLE, IL 60172

\$469,686 TopHap Estimate · \$234 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

3
BATHS

2,003 ft²
LIVING AREA

3,485 ft²
LOT SIZE

1994
YEAR BUILT

2
STORIES

5
ROOMS

2
PARKING

VALUATION

\$470K

\$444K low

\$496K high

Last Sale

\$255,000 · Jan 31, 2000

Est. Owner Equity

\$60,486

Loan-to-Value

86%

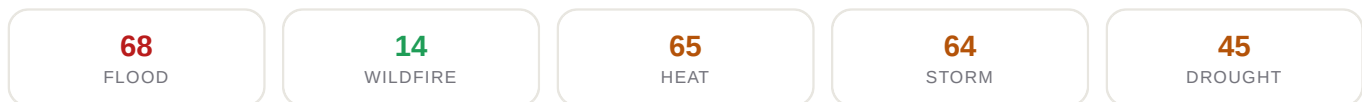
TAX & ASSESSMENT

Property Tax	\$8,901 (2024)
Assessed Value	\$121,586
Previous Assessed	\$121,586
Assessor Market Value	\$364,758

PROPERTY FACTS

Property Type	Townhouse
County	DuPage
Lot (acres)	0.08
Construction	Mixed (Not Specified)
Heating	None
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 30, 2014	Non-arms-length	Warranty Deed	\$250,000	\$125	\$200K
Aug 26, 2010	Financing	Intrafamily Transfer			\$209K
Jan 31, 2000	Resale	Grant Deed	\$255,000	\$127	\$230K
Jun 1, 1999	Financing	Grant Deed			\$100K

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

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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