

Townhouse

RESIDENTIAL

95 CHARLEMAGNE CIR

ROSELLE, IL 60172

\$462,284 TopHap Estimate · \$231 / ft² · confidence 90 · 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

\$462K

\$415K low

\$510K high

Est. Owner Equity

\$278,534

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$8,703 (2024)
Assessed Value	\$126,365
Previous Assessed	\$126,365
Assessor Market Value	\$379,095

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

68
FLOOD

14
WILDFIRE

65
HEAT

64
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 13, 2015	Quitclaim	Quit Claim Transfer			

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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