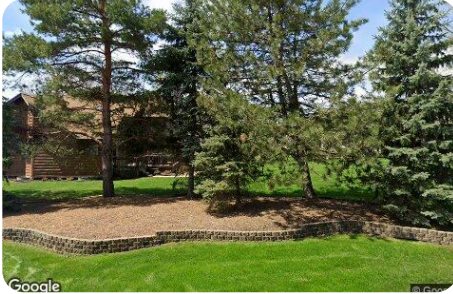


Single Family Residence **RESIDENTIAL**

120 PRATT BLVD

ROSELLE, IL 60172

\$846,872 TopHap Estimate · \$245 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,453 ft²

LIVING AREA

0.74 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$847K

\$776K low

\$918K high

Last Sale

\$830,000 · Mar 13, 2026

Est. Owner Equity

\$846,872

TAX & ASSESSMENT

Property Tax	\$15,269 (2023)
Assessed Value	\$75,001
Previous Assessed	\$60,000
Assessor Market Value	\$750,010

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.74
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	4 WILDFIRE	64 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 6, 2026	Resale	Deed	\$830,000	\$240	
Feb 1, 2024	Financing	Intrafamily Transfer			
Aug 21, 2023	Resale	Warranty Deed	\$641,500	\$186	\$513K
Jun 6, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frost Junior High School	Middle	7–8	0.6 mi
Aldrin Elementary School	Elementary	KG–6	1.1 mi
James B. Conant High School	High	9–12	2.9 mi

District: Schaumburg Community Consolidated School District 54

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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