

Townhouse **RESIDENTIAL**

613 CARLSBAD TRL

ROSELLE, IL 60172

\$298,585 TopHap Estimate · \$263 / ft² · confidence 91 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,135 ft²
LIVING AREA

1,716 ft²
LOT SIZE

1972
YEAR BUILT

2
STORIES

5
ROOMS

1
PARKING

VALUATION

\$299K

\$273K low

\$325K high

Last Sale

\$291,000 · Sep 6, 2023

Est. Owner Equity

\$16,315

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$4,364 (2023)
Assessed Value	\$21,000
Previous Assessed	\$20,999
Assessor Market Value	\$210,000

PROPERTY FACTS

Property Type	Townhouse
Style	Modern
County	Cook
Lot (acres)	0.04
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	6 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
Aug 6, 2023	Resale	Warranty Deed	\$291,000	\$256	\$282K
May 5, 2023	Resale	Warranty Deed	\$205,000	\$181	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Nerge Elementary School	Elementary	KG–6	0.2 mi
Mead Junior High School	Middle	7–8	1.2 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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