

Single Family Residence **RESIDENTIAL**

# 740 ROSEDALE AVE

ROSELLE, IL 60172

**\$629,871** TopHap Estimate · \$186 / ft<sup>2</sup> · confidence 92 · as of Jun 23, 2026



**5**

BEDS

**2**

BATHS

**3,388 ft<sup>2</sup>**

LIVING AREA

**0.52 ac**

LOT SIZE

**1959**

YEAR BUILT

**2**

STORIES

**13**

ROOMS

**2**

PARKING

## VALUATION

**\$630K**

\$579K low

\$680K high

Last Sale

**\$405,000 · Jun 27, 2014**

Est. Owner Equity

**\$350,371**

Loan-to-Value

**44%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,683 (2024) |
| Assessed Value        | \$157,300       |
| Previous Assessed     | \$157,300       |
| Assessor Market Value | \$471,900       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | DuPage                  |
| Lot (acres)   | 0.52                    |
| Construction  | Mixed (Not Specified)   |
| Heating       | None                    |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------|-----------|--------------------|--------|
| Jun 24, 2014 | Resale            | Warranty Deed | \$405,000 | \$120              | \$365K |
| Oct 6, 2004  | Resale            | Grant Deed    | \$461,500 | \$136              | \$462K |
| Apr 9, 2001  | Recorded document | Grant Deed    |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Roselle Middle School          | Middle     | 6–8    | 0.7 mi   |
| Spring Hills Elementary School | Elementary | KG–5   | 1.1 mi   |
| Lake Park High School          | High       | 9–12   | 1.8 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

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