

Residential - Vacant Land **RESIDENTIAL**

104 PRATT BLVD

ROSELLE, IL 60172

\$668,903 TopHap Estimate · confidence 89 · as of Jul 14, 2026



0.15 ac
LOT SIZE

VALUATION

\$669K

\$596K low

\$742K high

Last Sale

\$453,500 · Jun 13, 2013

Est. Owner Equity

\$668,903

TAX & ASSESSMENT

Property Tax	\$1,409 (2023)
Assessed Value	\$4,988
Previous Assessed	\$4,987
Assessor Market Value	\$49,880

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Cook
Lot (acres)	0.15
Heating	None

CLIMATE RISK

1 FLOOD	1 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
May 1, 2013	Resale	Grant Deed	\$453,500		\$417K
Sep 7, 2012	Recorded document	Grant Deed			
Dec 5, 2002	Resale	Grant Deed	\$498,000		\$398K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frost Junior High School	Middle	7–8	0.6 mi
Aldrin Elementary School	Elementary	KG–6	1.2 mi
James B. Conant High School	High	9–12	2.8 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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