

Single Family Residence **RESIDENTIAL**

2226 ROGER ST

SOUTH BEND, IN 46628

\$59,781 TopHap Estimate · \$75 / ft² · confidence 93 · as of Jul 14, 2026



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2

BEDS

1

BATHS

792 ft²

LIVING AREA

0.1 ac

LOT SIZE

1924

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$60K

\$56K low

\$64K high

Last Sale

\$57,150 · Dec 31, 2025

Est. Owner Equity

\$59,781

TAX & ASSESSMENT

Property Tax	\$680 (2024)
Assessed Value	\$79,700
Previous Assessed	\$52,800
Assessor Market Value	\$79,700

PROPERTY FACTS

Property Type	Single Family Residence
County	St. Joseph
Lot (acres)	0.10
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Garage	Garage, Detached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 31, 2025	Resale	Warranty Deed	\$57,150	\$72	
Dec 5, 2025	Resale	Warranty Deed	\$20,000	\$25	
Jul 24, 2025	Financing	Transfer On Death Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harrison Elementary School	Elementary	PK-5	1.1 mi
Washington High School	High	9-12	1.8 mi
Navarre Middle School	Middle	6-8	1.8 mi

District: South Bend Community School Corporation



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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 46628

106 CRIME INDEX	91 AIR POLLUTION	27,452 POPULATION	\$59K MEDIAN IN-COME	49°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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