

Single Family Residence **RESIDENTIAL**

2304 ROSSITER CT

PLAINFIELD, IL 60586

\$280,892 TopHap Estimate · \$168 / ft² · confidence 98 · as of Jul 14, 2026



2

BATHS

1,668 ft²
LIVING AREA

2,575 ft²
LOT SIZE

1995
YEAR BUILT

2

STORIES

VALUATION

\$281K

\$275K low

\$286K high

Last Sale

\$130,000 · Aug 1, 2016

Est. Owner Equity

\$163,892

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$4,812 (2025)
Assessed Value	\$72,237
Previous Assessed	\$65,243
Assessor Market Value	\$216,711

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	WILL
Lot (acres)	0.06
Roof	Shingle
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

41
FLOOD

6
WILDFIRE

72
HEAT

73
STORM

27
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 7, 2016	Resale	Warranty Deed	\$130,000	\$78	\$117K
May 22, 2003	Resale	Grant Deed	\$140,000	\$84	\$138K
May 4, 1999	Resale	Grant Deed	\$120,000	\$72	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Timber Ridge Middle School	Middle	6–8	0.3 mi
River View Elementary School	Elementary	KG–5	0.4 mi
Plainfield Central High School	High	9–12	2.7 mi

District: Plainfield School District 202

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 60586

33 CRIME INDEX	85 AIR POLLUTION	48,085 POPULATION	\$121K MEDIAN IN-COME	50°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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