

Single Family Residence **RESIDENTIAL**

# 30 AMERICANA CT

ROSELLE, IL 60172

**\$713,820** TopHap Estimate · \$252 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**  
BEDS

**3**  
BATHS

**2,838 ft<sup>2</sup>**  
LIVING AREA

**0.27 ac**  
LOT SIZE

**1994**  
YEAR BUILT

**2**  
STORIES

**8**  
ROOMS

**3**  
PARKING

## VALUATION

**\$714K**

\$684K low

\$744K high

Last Sale

**\$500,000 · Mar 1, 2022**

Est. Owner Equity

**\$263,820**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$15,509 (2024) |
| Assessed Value        | \$197,913       |
| Previous Assessed     | \$197,913       |
| Assessor Market Value | \$593,739       |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | DuPage                                |
| Lot (acres)   | 0.27                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Heating       | Forced Air                            |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |
| Pool          | Yes                                   |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Aug 9, 2025  | Financing | Intrafamily Transfer |           |                    |        |
| Feb 18, 2022 | Resale    | Warranty Deed        | \$500,000 | \$176              | \$450K |
| Aug 23, 2002 | Resale    | Grant Deed           | \$469,000 | \$165              | \$375K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Waterbury Elementary School | Elementary | KG–5   | 0.5 mi   |
| Spring Wood Middle School   | Middle     | 6–8    | 1.3 mi   |
| Lake Park High School       | High       | 9–12   | 2.8 mi   |

District: Keeneyville School District 20

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> |
|-----------|-----------------------|