

Single Family Residence **RESIDENTIAL**

25 ROSIN DR

HIGHLAND, IL 62249

\$410,000 TopHap Estimate · \$270 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,518 ft²

LIVING AREA

0.27 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$410K

\$372K low

\$448K high

Last Sale

\$350,000 · Jan 9, 2025

Est. Owner Equity

\$260,000

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$6,733 (2025)
Assessed Value	\$98,930
Previous Assessed	\$92,790
Assessor Market Value	\$296,790

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	MADISON
Lot (acres)	0.27
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 192 ft²

CLIMATE RISK

1 FLOOD	13 WILDFIRE	83 HEAT	72 STORM	24 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 6, 2025	Resale	Warranty Deed	\$350,000	\$231	\$150K
Oct 12, 2012	Resale	Warranty Deed	\$100,000	\$66	\$90K
Dec 15, 2006	Resale	Warranty Deed	\$175,500	\$116	\$179K
Aug 11, 2006	Financing	Warranty Deed			\$144K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highland Middle School	Middle	6–8	1.0 mi
Highland High School	High	9–12	1.2 mi
Highland Primary School	Elementary	PK–2	2.6 mi

District: Highland Community Unit School District 5

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 62249

85 CRIME INDEX	91 AIR POLLUTION	15,329 POPULATION	\$95K MEDIAN IN-COME	55°F AVG TEMP	59% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------