

Single Family Residence **RESIDENTIAL**

2685 ROSEMARY CT

DECATUR, IL 62521

\$361,765 TopHap Estimate · \$140 / ft² · confidence 97 · as of Jul 14, 2026



3.5

BATHS

2,588 ft²

LIVING AREA

0.46 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$362K

\$351K low

\$373K high

Last Sale

\$320,000 · Oct 1, 2024

Est. Owner Equity

\$361,765

TAX & ASSESSMENT

Property Tax	\$5,120 (2025)
Assessed Value	\$93,564
Previous Assessed	\$90,505
Assessor Market Value	\$280,720

PROPERTY FACTS

Property Type	Single Family Residence
County	MACON
Lot (acres)	0.46
Construction	Frame (Unspecified)
Foundation	No Foundation
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 224 ft²

Porch · 130 ft²

CLIMATE RISK

1 FLOOD	17 WILDFIRE	83 HEAT	70 STORM	43 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 27, 2024	Resale	Warranty Deed	\$320,000	\$124	
Dec 16, 2022	Resale	Warranty Deed	\$327,500	\$127	\$295K
May 11, 2017	Resale	Warranty Deed	\$219,500	\$85	\$176K
Mar 10, 2017	Resale	Warranty Deed	\$219,500	\$85	\$176K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McGaughey Elementary School	Elementary	PK–1	3.2 mi
Mt Zion High School	High	9–12	3.2 mi
Mt Zion Jr High School	Middle	7–8	3.3 mi

District: Mount Zion Community Unit School District 3

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.

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 NEIGHBORHOOD · ZIP 62521

94 CRIME INDEX	89 AIR POLLUTION	32,847 POPULATION	\$68K MEDIAN IN-COME	53°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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