

Single Family Residence **RESIDENTIAL**

2745 ROSEMARY CT

DECATUR, IL 62521

\$303,750 TopHap Estimate · \$306 / ft² · confidence 95 · as of Jul 14, 2026



2.5

BATHS

992 ft²

LIVING AREA

0.46 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$304K

\$288K low

\$320K high

Last Sale

\$260,000 · Mar 12, 2025

Est. Owner Equity

\$95,750

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$5,299 (2025)
Assessed Value	\$91,454
Previous Assessed	\$77,615
Assessor Market Value	\$274,389

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

Porch · 134 ft²

CLIMATE RISK

1 FLOOD	15 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
Mar 3, 2025	Resale	Warranty Deed	\$260,000	\$262	\$208K
Oct 7, 2019	Resale	Warranty Deed	\$200,000	\$202	\$190K
May 30, 2014	Resale	Warranty Deed	\$182,000	\$183	\$173K
Jun 8, 2012	Resale	Warranty Deed	\$182,000	\$183	
Sep 27, 2005	Resale	Warranty Deed	\$180,000	\$181	\$143K

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.

NEIGHBORHOOD · ZIP 62521



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

OWNERSHIP

