

Single Family Residence **RESIDENTIAL**

2765 ROSEMARY CT

DECATUR, IL 62521

\$309,745 TopHap Estimate · \$186 / ft² · confidence 98 · as of Jul 14, 2026



2

BATHS

1,666 ft²

LIVING AREA

0.46 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$310K

\$303K low

\$316K high

Last Sale

\$225,000 · Aug 20, 2019

Est. Owner Equity

\$23,495

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$4,647 (2025)
Assessed Value	\$74,942
Previous Assessed	\$72,492
Assessor Market Value	\$224,848

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 · 704 ft²

CLIMATE RISK

1
FLOOD

17
WILDFIRE

83
HEAT

70
STORM

43
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 1, 2023	Quitclaim	Quit Claim Transfer			
Aug 16, 2019	Financing	Intrafamily Transfer			
Aug 16, 2019	Resale	Warranty Deed	\$225,000	\$135	\$191K
Jan 4, 2013	Resale	Warranty Deed	\$183,000	\$110	\$180K

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

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.

OWNERSHIP

Occupancy	Owner occupied
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