

Single Family Residence

**RESIDENTIAL**

# 623 W ARDMORE AVE

ROSELLE, IL 60172

**\$461,520**

TopHap Estimate · \$402 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,147 ft<sup>2</sup>**

LIVING AREA

**0.42 ac**

LOT SIZE

**1949**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$462K**

\$451K low

\$472K high

Last Sale

**\$284,000 · Oct 6, 2016**

Est. Owner Equity

**\$191,720**

Loan-to-Value

**58%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,809 (2024) |
| Assessed Value        | \$110,892      |
| Previous Assessed     | \$110,892      |
| Assessor Market Value | \$332,676      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | DuPage                  |
| Lot (acres)   | 0.42                    |
| Construction  | Frame (Unspecified)     |
| Heating       | None                    |
| Cooling       | Central                 |
| Garage        | Garage, Detached        |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Sep 23, 2016 | Resale | Warranty Deed | \$284,000 | \$248              | \$270K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Roselle Middle School          | Middle     | 6–8    | 0.5 mi   |
| Spring Hills Elementary School | Elementary | KG–5   | 1.0 mi   |
| Lake Park High School          | High       | 9–12   | 1.7 mi   |

District: Roselle School District 12

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