

Single Family Residence **RESIDENTIAL**

2305 ROLAND DR

CHAMPAIGN, IL 61821

\$97,543 TopHap Estimate · confidence 84 · as of Jul 14, 2026



VALUATION

\$98K

\$82K low

\$113K high

Last Sale

\$85,000 · Mar 13, 2025

Est. Owner Equity

\$24,029

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax

\$3,196 (2024)

Assessed Value

\$44,460

Previous Assessed

\$44,460

Assessor Market Value

\$133,380

PROPERTY FACTS

Property Type	Single Family Residence
County	Champaign
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 1, 2025	Resale	Warranty Deed	\$85,000		\$74K
Apr 12, 2004	Resale	Grant Deed	\$115,000		\$92K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin Middle School	Middle	6–8	1.5 mi
Dr Howard Elementary School	Elementary	KG–5	1.7 mi
Central High School	High	9–12	2.0 mi

District: Champaign Community Unit School District 4

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 61821

78 CRIME INDEX	86 AIR POLLUTION	31,352 POPULATION	\$75K MEDIAN IN-COME	52°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied