

Single Family Residence **RESIDENTIAL**

2304 ROLAND DR

CHAMPAIGN, IL 61821

\$173,176 TopHap Estimate · confidence 94 · as of Jul 14, 2026



VALUATION

\$173K

\$162K low

\$184K high

Last Sale

\$55,900 · Apr 1, 1999

Est. Owner Equity

\$122,876

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax

\$2,550 (2024)

Assessed Value

\$41,450

Previous Assessed

\$41,450

Assessor Market Value

\$124,350

PROPERTY FACTS

Property Type	Single Family Residence
County	Champaign
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 5, 1999	Resale	Trustees Deed	\$46,001		
Apr 5, 1999	Resale	Trustees Deed	\$56,000		\$50K

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	1.9 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