

Single Family Residence **RESIDENTIAL**

323 EDEN CT

ROSELLE, IL 60172

\$840,406 TopHap Estimate · \$239 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

3
BATHS

3,512 ft²
LIVING AREA

0.56 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$840K

\$800K low

\$881K high

Last Sale

\$640,000 · Jul 6, 2005

Est. Owner Equity

\$535,406

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$17,396 (2023)
Assessed Value	\$63,000
Previous Assessed	\$62,999
Assessor Market Value	\$630,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Cook
Lot (acres)	0.56
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	7 WILDFIRE	64 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 4, 2012	Non-arms-length	Warranty Deed	\$500,000	\$142	\$305K
Jun 17, 2005	Resale	Warranty Deed	\$640,000	\$182	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Nerge Elementary School	Elementary	KG–6	0.2 mi
Mead Junior High School	Middle	7–8	1.4 mi
James B. Conant High School	High	9–12	2.9 mi

District: Schaumburg Community Consolidated School District 54

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

88 CRIME INDEX	123 AIR POLLUTION	23,052 POPULATION	\$105K MEDIAN IN-COME	48°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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