

Residential (General/Single)

RESIDENTIAL

2603 ROLAND DR

CHAMPAIGN, IL 61821

\$144,834 TopHap Estimate · \$94 / ft² · confidence 85 · as of Jun 23, 2026



2

BATHS

1,536 ft²

LIVING AREA

0.19 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

VALUATION

\$145K

\$123K low

\$167K high

Last Sale

\$500,000 · Apr 20, 2023

Est. Owner Equity

\$0

Loan-to-Value

133%

TAX & ASSESSMENT

Property Tax	\$2,816 (2024)
Assessed Value	\$40,180
Previous Assessed	\$37,140
Assessor Market Value	\$120,540

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Duplex Single
County	CHAMPAIGN
Lot (acres)	0.19
Heating	Central
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 13, 2026	Financing	Mortgage			\$193K
Apr 19, 2023	Resale	Warranty Deed	\$500,000	\$326	\$895K
Aug 1, 2016	Resale	Warranty Deed	\$489,000	\$318	
Aug 1, 2016	Recorded document	Dual Purpose Document			
Jan 31, 2013	Quitclaim	Quit Claim Transfer			\$500K
Jan 20, 2011	Quitclaim	Quit Claim Transfer			\$58K
Jan 20, 2011	Quitclaim	Quit Claim Transfer			
Sep 1, 2005	Quitclaim	Quit Claim Transfer			
Nov 12, 2004	Resale	Warranty Deed	\$356,000	\$232	\$356K
May 14, 2004	Quitclaim	Quit Claim Transfer			
Jun 15, 1999	Resale	Grant Deed	\$40,000	\$26	\$43K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Franklin Middle School	Middle	6–8	1.7 mi
Dr Howard Elementary School	Elementary	KG–5	1.9 mi
Central High School	High	9–12	2.2 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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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