

Townhouse

**RESIDENTIAL**

# 613 FORUM DR

ROSELLE, IL 60172

**\$308,698**

TopHap Estimate · \$192 / ft² · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,605 ft²**

LIVING AREA

**1,742 ft²**

LOT SIZE

**1972**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$309K**

**\$299K low**

**\$319K high**

Last Sale

**\$194,000 · Jul 23, 2004**

Est. Owner Equity

**\$0**

Loan-to-Value

**111%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,439 (2024) |
| Assessed Value        | \$88,201       |
| Previous Assessed     | \$88,201       |
| Assessor Market Value | \$264,603      |

## PROPERTY FACTS

|               |                       |
|---------------|-----------------------|
| Property Type | Townhouse             |
| Style         | Split Level           |
| County        | DuPage                |
| Lot (acres)   | 0.04                  |
| Construction  | Mixed (Not Specified) |
| Heating       | None                  |
| Cooling       | Central               |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Jul 23, 2004 | Resale            | Warranty Deed | \$194,000 | \$121  | \$175K |
| May 27, 2004 | Recorded document | Grant Deed    |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                 | LEVEL      | GRADES | DISTANCE |
|------------------------|------------|--------|----------|
| Medinah Middle School  | Middle     | 6–8    | 0.3 mi   |
| Medinah Primary School | Elementary | PK–2   | 1.0 mi   |
| Lake Park High School  | High       | 9–12   | 1.3 mi   |

District: Lake Park Community High School District 108

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

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>88</div> <div>CRIME INDEX</div> | <div>123</div> <div>AIR POLLUTION</div> | <div>23,052</div> <div>POPULATION</div> | <div>\$105K</div> <div>MEDIAN IN-COME</div> | <div>48°F</div> <div>AVG TEMP</div> | <div>54%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|