

Townhouse **RESIDENTIAL**

12 CHARLEMAGNE CIR

ROSELLE, IL 60172

\$462,624 TopHap Estimate · \$231 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

3
BATHS

2,003 ft²
LIVING AREA

3,049 ft²
LOT SIZE

1994
YEAR BUILT

2
STORIES

5
ROOMS

2
PARKING

VALUATION

\$463K

\$436K low

\$489K high

Last Sale

\$260,000 · Feb 12, 2002

Est. Owner Equity

\$71,424

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$8,901 (2024)
Assessed Value	\$121,586
Previous Assessed	\$121,586
Assessor Market Value	\$364,758

PROPERTY FACTS

Property Type	Townhouse
County	DuPage
Lot (acres)	0.07
Construction	Mixed (Not Specified)
Heating	None
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

CLIMATE RISK

83 FLOOD	12 WILDFIRE	65 HEAT	64 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 18, 2022	Financing	Intrafamily Transfer			
Sep 10, 2021	Financing	Intrafamily Transfer			\$180K
Mar 17, 2018	Quitclaim	Quit Claim Transfer			
Feb 12, 2002	Resale	Grant Deed	\$260,000	\$130	\$208K
Jul 8, 1998	Quitclaim	Quit Claim Transfer			\$170K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roselle Middle School	Middle	6–8	0.2 mi
Spring Hills Elementary School	Elementary	KG–5	0.6 mi
Lake Park High School	High	9–12	1.3 mi

District: Roselle School District 12

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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