

Single Family Residence **RESIDENTIAL**

## 280 MCWALTER DR

ROSELLE, IL 60172

**\$850,137** TopHap Estimate · \$210 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**4,041 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**2001**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

**3**

PARKING

### VALUATION

**\$850K**

\$802K low

\$898K high

Last Sale

**\$700,000 · Mar 19, 2009**

Est. Owner Equity

**\$493,737**

Loan-to-Value

**42%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$15,649 (2023) |
| Assessed Value        | \$59,660        |
| Previous Assessed     | \$59,660        |
| Assessor Market Value | \$596,600       |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Split Level                           |
| County        | Cook                                  |
| Lot (acres)   | 0.28                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Forced Air                            |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>4</b><br>WILDFIRE | <b>64</b><br>HEAT | <b>65</b><br>STORM | <b>45</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Nov 29, 2023 | Financing | Intrafamily Transfer |           |                    |        |
| Mar 5, 2009  | Resale    | Warranty Deed        | \$700,000 | \$173              |        |
| Jun 18, 2002 | Resale    | Grant Deed           | \$670,000 | \$166              | \$500K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Nerge Elementary School     | Elementary | KG–6   | 0.3 mi   |
| Mead Junior High School     | Middle     | 7–8    | 1.5 mi   |
| James B. Conant High School | High       | 9–12   | 3.0 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|