

Single Family Residence **RESIDENTIAL**

## 281 MCWALTER DR

ROSELLE, IL 60172

**\$900,598** TopHap Estimate · \$238 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**3,790 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**2002**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

**3**

PARKING

### VALUATION

**\$901K**

**\$806K low**

**\$995K high**

Est. Owner Equity

**\$900,598**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$16,229 (2023) |
| Assessed Value        | \$84,000        |
| Previous Assessed     | \$57,595        |
| Assessor Market Value | \$840,000       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | COOK                    |
| Lot (acres)   | 0.28                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 8<br>WILDFIRE | 64<br>HEAT | 65<br>STORM | 45<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Dec 18, 2025 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jul 26, 2007 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jul 10, 2002 | Resale    | Grant Deed          | \$651,500 | \$172              | \$532K |

## 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>Absentee owner</b> |
|-----------|-----------------------|