

Single Family Residence

**RESIDENTIAL**

# 521 FALL CIR

ROSELLE, IL 60172

**\$498,077** TopHap Estimate · \$268 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,859 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1978**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$498K**

\$467K low

\$530K high

Last Sale

**\$345,000 · Jul 1, 2021**

Est. Owner Equity

**\$303,077**

Loan-to-Value

**37%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,384 (2024) |
| Assessed Value        | \$129,000      |
| Previous Assessed     | \$129,000      |
| Assessor Market Value | \$387,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | DuPage                  |
| Lot (acres)   | 0.21                    |
| Construction  | Frame (Unspecified)     |
| Heating       | None                    |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

Porch · 403 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Jun 28, 2021 | Resale | Warranty Deed | \$345,000 | \$186              | \$145K |
| Jul 29, 2002 | Resale | Grant Deed    | \$239,000 | \$129              | \$159K |
| May 18, 1999 | Resale | Grant Deed    | \$173,000 | \$93               | \$138K |
| Oct 14, 1998 | Resale | Grant Deed    | \$158,500 | \$85               | \$127K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Erickson Elementary School | Elementary | PK–5   | 0.7 mi   |
| Westfield Middle School    | Middle     | 6–8    | 1.3 mi   |
| Lake Park High School      | High       | 9–12   | 2.2 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|