

Single Family Residence **RESIDENTIAL**

40 PELICAN BAY

ROSELLE, IL 60172

\$861,550 TopHap Estimate · \$233 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,697 ft²

LIVING AREA

0.2 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

9

ROOMS

3

PARKING

VALUATION

\$862K

\$803K low

\$920K high

Last Sale

\$770,000 · Nov 16, 2005

Est. Owner Equity

\$466,550

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$15,504 (2024)
Assessed Value	\$212,489
Previous Assessed	\$212,489
Assessor Market Value	\$637,467

PROPERTY FACTS

Property Type	Single Family Residence
County	DuPage
Lot (acres)	0.20
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 17, 2022	Financing	Intrafamily Transfer			
Nov 16, 2005	Resale	Warranty Deed	\$770,000	\$208	\$470K
Dec 9, 1997	Resale	Grant Deed	\$290,000	\$78	\$121K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Waterbury Elementary School	Elementary	KG–5	0.6 mi
Spring Wood Middle School	Middle	6–8	1.4 mi
Lake Park High School	High	9–12	2.8 mi

District: Keeneyville School District 20

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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