

Single Family Residence **RESIDENTIAL**

# 317 ROSEMARY DR

COLLINSVILLE, IL 62234

**\$281,700** TopHap Estimate · \$200 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,407 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**1964**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$282K**

\$261K low

\$303K high

Est. Owner Equity

**\$281,700**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,850 (2025) |
| Assessed Value        | \$72,480       |
| Previous Assessed     | \$66,900       |
| Assessor Market Value | \$217,440      |

## PROPERTY FACTS

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

## CLIMATE RISK

|            |                |            |             |              |
|------------|----------------|------------|-------------|--------------|
| 1<br>FLOOD | 20<br>WILDFIRE | 84<br>HEAT | 70<br>STORM | 8<br>DROUGHT |
|------------|----------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Oct 30, 2025 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jan 20, 2012 | Resale    | Warranty Deed       | \$159,000 | \$113              |        |
| Sep 14, 2005 | Resale    | Warranty Deed       | \$159,000 | \$113              | \$159K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| John A. Renfro Elementary School | Elementary | EE–4   | 0.1 mi   |
| Collinsville Middle School       | Middle     | 7–8    | 3.5 mi   |
| Collinsville High School         | High       | 9–12   | 4.0 mi   |

District: Collinsville Community Unit School District 10

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 62234

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>33,419</b><br>POPULATION | <b>\$73K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>59%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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