

Single Family Residence **RESIDENTIAL**

712 ROOF AVE

ROMEDEVILLE, IL 60446

\$445,417 TopHap Estimate · \$129 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,460 ft²

LIVING AREA

0.19 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$445K

\$408K low

\$483K high

Last Sale

\$250,000 · Feb 9, 2006

Est. Owner Equity

\$267,817

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$10,134 (2025)
Assessed Value	\$119,104
Previous Assessed	\$106,925
Assessor Market Value	\$357,312

PROPERTY FACTS

Property Type	Single Family Residence
County	WILL
Lot (acres)	0.19
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	72 HEAT	76 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 13, 2006	Resale	Warranty Deed	\$250,000	\$72	\$200K
Jan 25, 2006	Quitclaim	Quit Claim Transfer	\$250,000	\$72	
Jul 7, 1998	Non-arms-length	Grant Deed	\$130,000	\$38	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
A Vito Martinez Middle School	Middle	6–8	0.2 mi
Irene King Elementary School	Elementary	PK–5	0.7 mi
Romeoville High School	High	9–12	1.3 mi

District: Valley View Community Unit School District 365u

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 60446

65 CRIME INDEX	101 AIR POLLUTION	39,107 POPULATION	\$93K MEDIAN IN-COME	49°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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