

Single Family Residence **RESIDENTIAL**

263 RIVERSIDE DR

NORTHFIELD, IL 60093

\$725,683 TopHap Estimate · \$430 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,686 ft²

LIVING AREA

0.25 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$726K

\$676K low

\$776K high

Last Sale

\$425,000 · Apr 1, 2020

Est. Owner Equity

\$725,683

TAX & ASSESSMENT

Property Tax	\$11,440 (2023)
Assessed Value	\$53,000
Previous Assessed	\$52,999
Assessor Market Value	\$530,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.25
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

85
FLOOD

12
WILDFIRE

61
HEAT

66
STORM

40
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 2, 2020	Resale	Warranty Deed	\$425,000	\$252	
Apr 21, 2014	Resale	Warranty Deed	\$410,000	\$243	\$390K
Dec 22, 2003	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Middlefork School	Elementary	KG–3	0.5 mi
Sunset Ridge School	Middle	4–8	0.9 mi
New Trier Township High School - Winnetka	High	10–12	2.8 mi

District: Sunset Ridge School District 29

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.

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 NEIGHBORHOOD · ZIP 60093

53 CRIME INDEX	117 AIR POLLUTION	19,121 POPULATION	\$236K MEDIAN IN-COME	49°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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