

Single Family Residence **RESIDENTIAL**

2310 NORTHGATE AVE

NORTH RIVERSIDE, IL 60546

\$352,996 TopHap Estimate · \$255 / ft² · confidence 91 · as of Jul 14, 2026

3

BEDS

1

BATHS

1,382 ft²

LIVING AREA

3,750 ft²

LOT SIZE

1952

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$353K

\$320K low

\$386K high

Last Sale

\$257,000 · Dec 22, 2004

Est. Owner Equity

\$245,996

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax

\$7,194 (2023)

Assessed Value

\$29,165

Previous Assessed

\$29,165

Assessor Market Value

\$291,650

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.09
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	69 HEAT	67 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 15, 2004	Resale	Warranty Deed	\$257,000	\$186	\$157K
Jul 26, 2004	Quitclaim	Quit Claim Transfer			
Oct 10, 2001	Resale	Grant Deed	\$187,000	\$135	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ames Elementary School	Elementary	PK–5	0.6 mi
Hauser Junior High School	Middle	6–8	1.3 mi
Riverside Brookfield High School	High	9–12	1.6 mi

District: Riverside Brookfield Township School District 208

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 60546

50 CRIME INDEX	127 AIR POLLUTION	17,001 POPULATION	\$106K MEDIAN IN-COME	50°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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