

Single Family Residence **RESIDENTIAL**

# 391 DOWNING RD

RIVERSIDE, IL 60546

**\$899,537** TopHap Estimate · \$301 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**2,991 ft<sup>2</sup>**

LIVING AREA

**0.27 ac**

LOT SIZE

**1938**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**3**

PARKING

## VALUATION

**\$900K**

**\$862K low**

**\$937K high**

Last Sale

**\$670,000 · Oct 2, 2020**

Est. Owner Equity

**\$899,537**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$21,653 (2023) |
| Assessed Value        | \$71,000        |
| Previous Assessed     | \$71,000        |
| Assessor Market Value | \$710,000       |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Cook                                  |
| Lot (acres)   | 0.27                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Forced Air                            |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 15<br>WILDFIRE | 71<br>HEAT | 67<br>STORM | 45<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Mar 18, 2025 | Financing | Intrafamily Transfer |           |                    |        |
| Jul 14, 2020 | Resale    | Warranty Deed        | \$670,000 | \$224              | \$603K |
| Feb 21, 2020 | Resale    | Warranty Deed        | \$670,000 | \$224              |        |
| Dec 15, 2016 | Resale    | Warranty Deed        | \$470,000 | \$157              | \$376K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Blythe Park Elementary School    | Elementary | PK–5   | 0.2 mi   |
| Hauser Junior High School        | Middle     | 6–8    | 0.8 mi   |
| Riverside Brookfield High School | High       | 9–12   | 1.2 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>50</b><br>CRIME INDEX | <b>127</b><br>AIR POLLUTION | <b>17,001</b><br>POPULATION | <b>\$106K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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