

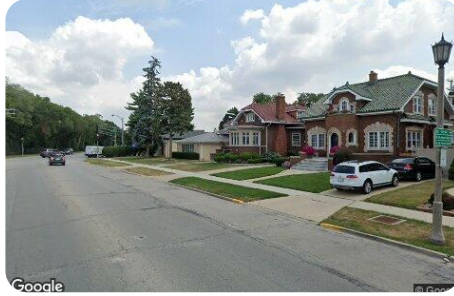
Single Family Residence

RESIDENTIAL

7104 RIVERSIDE DR

BERWYN, IL 60402

\$603,366 TopHap Estimate · \$200 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,021 ft²

LIVING AREA

0.13 ac

LOT SIZE

1928

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$603K

\$574K low

\$633K high

Last Sale

\$355,000 · Aug 17, 2015

Est. Owner Equity

\$365,366

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$13,114 (2023)
Assessed Value	\$40,000
Previous Assessed	\$39,999
Assessor Market Value	\$400,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.13
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Hot Water
Cooling	None
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	71 HEAT	67 STORM	45 DROUGHT
-------------------	----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 8, 2021	Financing	Intrafamily Transfer			\$238K
Dec 1, 2016	Quitclaim	Quit Claim Transfer			
Dec 10, 2015	Quitclaim	Quit Claim Transfer			\$249K
Jul 24, 2015	Resale	Warranty Deed	\$355,000	\$118	
Sep 6, 2000	Resale	Grant Deed	\$270,000	\$89	\$216K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
J Sterling Morton West High School	High	9–12	0.3 mi
Piper Elementary School	Elementary	KG–5	0.3 mi
Heritage Middle School	Middle	6–8	0.6 mi

District: Berwyn South School District 100

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 60402

71 CRIME INDEX	126 AIR POLLUTION	61,929 POPULATION	\$71K MEDIAN IN-COME	50°F AVG TEMP	54% SUNSHINE
-------------------	----------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------