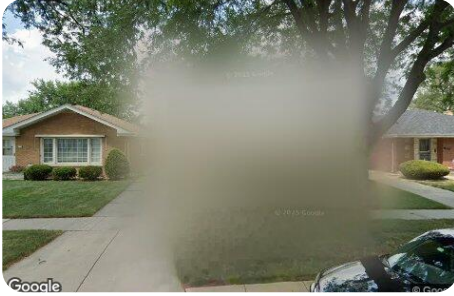


Single Family Residence **RESIDENTIAL**

# 7109 RIVERSIDE DR

BERWYN, IL 60402

**\$336,347** TopHap Estimate · \$220 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,531 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1956**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$336K**

\$302K low

\$371K high

Est. Owner Equity

**\$336,347**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,519 (2023) |
| Assessed Value        | \$27,000       |
| Previous Assessed     | \$26,999       |
| Assessor Market Value | \$270,000      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Bungalow                              |
| County        | Cook                                  |
| Lot (acres)   | 0.13                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Forced Air                            |
| Cooling       | Central                               |
| Garage        | Garage, Detached                      |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>71</b><br>HEAT | <b>67</b><br>STORM | <b>45</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN |
|-------------|-----------|---------------------|-------|--------------------|------|
| Dec 3, 2010 | Quitclaim | Quit Claim Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| J Sterling Morton West High School | High       | 9–12   | 0.3 mi   |
| Piper Elementary School            | Elementary | KG–5   | 0.4 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

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

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

OWNERSHIP

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