

Single Family Residential

RESIDENTIAL

1863 RIVER RIDGE CIR

NAPERVILLE, IL 60565

\$770,862 TopHap Estimate · \$264 / ft² · confidence 93 · as of Jul 14, 2026



4

BATHS

2,919 ft²

LIVING AREA

0.24 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$771K

\$713K low

\$828K high

Last Sale

\$458,500 · Jul 5, 2018

Est. Owner Equity

\$62,362

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$12,585 (2024)
Assessed Value	\$213,870
Previous Assessed	\$213,870
Assessor Market Value	\$641,610

PROPERTY FACTS

Property Type	Single Family Residential
County	DuPage
Lot (acres)	0.24
Heating	None

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 20, 2018	Resale	Warranty Deed	\$458,500	\$157	\$367K
Nov 4, 2016	Resale	Warranty Deed	\$456,500	\$156	\$388K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Scott Elementary School	Elementary	KG–5	0.3 mi
Madison Junior High School	Middle	6–8	0.7 mi
Naperville Central High School	High	9–12	2.8 mi

District: Naperville Community Unit District 203

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 60565

25 CRIME INDEX	104 AIR POLLUTION	38,555 POPULATION	\$152K MEDIAN IN-COME	49°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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