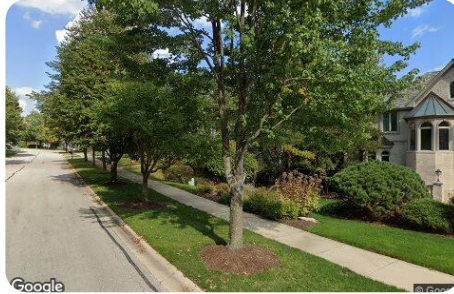


Single Family Residence **RESIDENTIAL**

8625 TIMBER RIDGE DR

BURR RIDGE, IL 60527

\$2,042,394 TopHap Estimate · \$383 / ft² · confidence 78 · as of Jul 14, 2026



8

BATHS

5,337 ft²

LIVING AREA

0.66 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$2M

\$1.6M low

\$2.5M high

Last Sale

\$1,890,000 · Apr 17, 2025

Est. Owner Equity

\$2,042,394

TAX & ASSESSMENT

Property Tax	\$29,384 (2024)
Assessed Value	\$607,906
Previous Assessed	\$607,906
Assessor Market Value	\$1,823,718

PROPERTY FACTS

Property Type	Single Family Residence
County	DuPage
Lot (acres)	0.66
Construction	Frame (Unspecified)
Heating	None

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 5, 2025	Resale	Warranty Deed	\$1,890,000	\$354	
Jun 10, 2013	Resale	Grant Deed	\$1,575,000	\$295	\$950K
Sep 2, 1998	Quitclaim	Quit Claim Transfer	\$300,000	\$56	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gower Middle School	Middle	5–8	0.9 mi
Gower West Elementary School	Elementary	PK–4	1.5 mi
Hinsdale South High School	High	9–12	1.7 mi

District: Hinsdale Township High School District 86

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 60527

96 CRIME INDEX	117 AIR POLLUTION	31,289 POPULATION	\$125K 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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