

Single Family Residence **RESIDENTIAL**

# 72 NORTHGATE RD

RIVERSIDE, IL 60546

**\$666,008** TopHap Estimate · \$255 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,608 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1933**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$666K**

\$593K low

\$739K high

Est. Owner Equity

**\$461,008**

Loan-to-Value

**28%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,605 (2023) |
| Assessed Value        | \$50,497       |
| Previous Assessed     | \$50,497       |
| Assessor Market Value | \$504,970      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Cook                    |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | None                    |
| Garage        | Garage, Detached        |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>70</b><br>HEAT | <b>68</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   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Jan 13, 2014 | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Apr 9, 2004  | Recorded document | Grant Deed          |           |                    |        |
| Jul 8, 1999  | Non-arms-length   | Grant Deed          | \$245,000 | \$94               | \$196K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Ames Elementary School           | Elementary | PK–5   | 0.2 mi   |
| Hauser Junior High School        | Middle     | 6–8    | 0.9 mi   |
| Riverside Brookfield High School | High       | 9–12   | 1.1 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

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>50</div> <div>CRIME INDEX</div> | <div>127</div> <div>AIR POLLUTION</div> | <div>17,001</div> <div>POPULATION</div> | <div>\$106K</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 |
|-----------|----------------|