

Single Family Residence **RESIDENTIAL**

2345 NORTHGATE AVE

NORTH RIVERSIDE, IL 60546

\$356,758 TopHap Estimate · \$274 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,301 ft²

LIVING AREA

0.11 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$357K

\$341K low

\$373K high

Last Sale

\$173,000 · Aug 4, 2011

Est. Owner Equity

\$130,008

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$7,359 (2023)
Assessed Value	\$29,758
Previous Assessed	\$29,758
Assessor Market Value	\$297,580

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.12
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	69 HEAT	67 STORM	45 DROUGHT
-------------------	----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 8, 2011	Resale	Grant Deed	\$173,000	\$133	\$156K
Jan 20, 2010	Quitclaim	Quit Claim Transfer			
Jan 20, 2010	Quitclaim	Quit Claim Transfer			
Oct 4, 2005	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ames Elementary School	Elementary	PK–5	0.5 mi
Hauser Junior High School	Middle	6–8	1.2 mi
Riverside Brookfield High School	High	9–12	1.5 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

50 CRIME INDEX	127 AIR POLLUTION	17,001 POPULATION	\$106K MEDIAN IN-COME	50°F AVG TEMP	54% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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