

Single Family Residence **RESIDENTIAL**

# 189 RIVERSIDE DR

NORTHFIELD, IL 60093

**\$992,338** TopHap Estimate · \$408 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,432 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

**1960**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

**1**

PARKING

## VALUATION

**\$992K**

\$906K low

\$1.1M high

Last Sale

**\$685,000 · Dec 29, 2020**

Est. Owner Equity

**\$478,588**

Loan-to-Value

**55%**

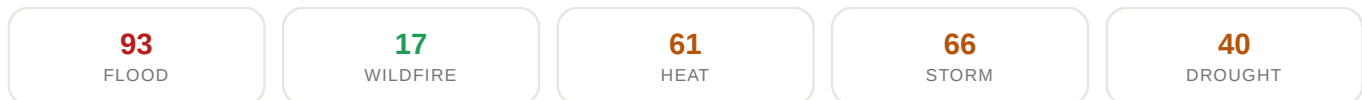
## TAX & ASSESSMENT

|                       |                        |
|-----------------------|------------------------|
| Property Tax          | <b>\$15,541 (2023)</b> |
| Assessed Value        | <b>\$72,000</b>        |
| Previous Assessed     | <b>\$72,000</b>        |
| Assessor Market Value | <b>\$720,000</b>       |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| Style         | <b>Split Level</b>             |
| County        | <b>Cook</b>                    |
| Lot (acres)   | <b>0.30</b>                    |
| Construction  | <b>Frame (Unspecified)</b>     |
| Roof          | <b>Composition Shingle</b>     |
| Heating       | <b>Forced Air</b>              |
| Cooling       | <b>Central</b>                 |
| Fireplace     | <b>Yes</b>                     |
| Garage        | <b>Garage, Attached</b>        |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------|----------------------|-----------|--------------------|--------|
| <b>Mar 8, 2021</b>  | Financing | Intrafamily Transfer |           |                    | \$514K |
| <b>Oct 17, 2020</b> | Resale    | Warranty Deed        | \$685,000 | \$282              |        |
| <b>Aug 24, 2016</b> | Resale    | Warranty Deed        | \$625,000 | \$257              | \$500K |
| <b>Mar 17, 2012</b> | Resale    | Warranty Deed        | \$572,000 | \$235              | \$458K |
| <b>Apr 20, 2000</b> | Resale    | Grant Deed           | \$445,500 | \$183              | \$336K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| <b>Middlefork School</b>   | Elementary | KG–3   | 0.6 mi   |
| <b>Sunset Ridge School</b> | Middle     | 4–8    | 1.0 mi   |

|                                           |      |       |        |
|-------------------------------------------|------|-------|--------|
| New Trier Township High School - Winnetka | High | 10–12 | 2.7 mi |
|-------------------------------------------|------|-------|--------|

District: Sunset Ridge School District 29

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 60093

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>53</div> <div>CRIME INDEX</div> | <div>117</div> <div>AIR POLLUTION</div> | <div>19,121</div> <div>POPULATION</div> | <div>\$236K</div> <div>MEDIAN IN-COME</div> | <div>49°F</div> <div>AVG TEMP</div> | <div>54%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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