

Townhouse **RESIDENTIAL**

44 WEST AVE

RIVERSIDE, IL 60546

\$272,516 TopHap Estimate · \$219 / ft² · confidence 89 · as of Jun 23, 2026



2
BEDS

1.5
BATHS

1,242 ft²
LIVING AREA

1,684 ft²
LOT SIZE

1942
YEAR BUILT

2
STORIES

4
ROOMS

VALUATION

\$273K

\$243K low

\$302K high

Last Sale

\$160,000 · Oct 7, 2003

Est. Owner Equity

\$272,516

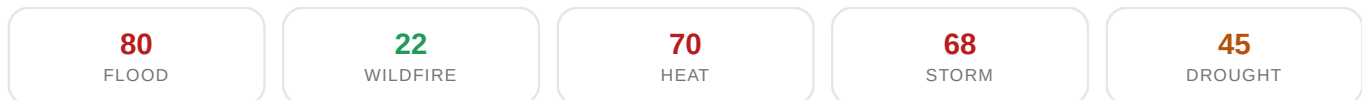
TAX & ASSESSMENT

Property Tax	\$2,626 (2023)
Assessed Value	\$18,000
Previous Assessed	\$18,000
Assessor Market Value	\$180,000

PROPERTY FACTS

Property Type	Townhouse
County	COOK
Lot (acres)	0.04
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	No Foundation
Roof	Roll Tar & Gravel
Heating	Yes
Cooling	Central
Garage	No Garage
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 6, 2022	Financing	Transfer On Death Deed			
Apr 2, 1998	Resale	Grant Deed	\$110,000	\$89	\$99K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hauser Junior High School	Middle	6–8	0.3 mi
Central Elementary School	Elementary	PK–5	0.3 mi
Riverside Brookfield High School	High	9–12	0.3 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	Absentee owner
-----------	-----------------------