

Single Family Residence **RESIDENTIAL**

# 814 RIVER DR

GLENVIEW, IL 60025

**\$1,632,922** TopHap Estimate · \$428 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**6**

BEDS

**6**

BATHS

**3,818 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**2016**

YEAR BUILT

**2**

STORIES

**11**

ROOMS

**2**

PARKING

## VALUATION

**\$1.6M**

\$1.5M low

\$1.7M high

Last Sale

**\$1,054,000 · Jul 28, 2017**

Est. Owner Equity

**\$0**

Loan-to-Value

**206%**

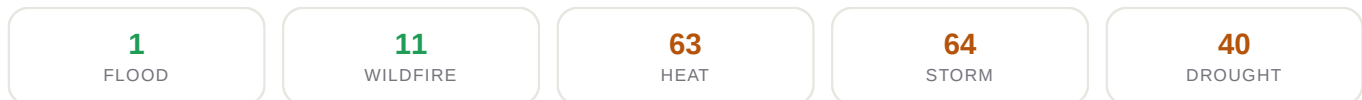
## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$23,139 (2023) |
| Assessed Value        | \$106,802       |
| Previous Assessed     | \$106,801       |
| Assessor Market Value | \$1,068,020     |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Split Level                           |
| County        | Cook                                  |
| Lot (acres)   | 0.24                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Forced Air                            |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-------------|--------------------|--------|
| Jul 28, 2017 | Resale | Warranty Deed | \$1,054,000 | \$276              | \$424K |
| Aug 22, 2012 | Resale | Warranty Deed | \$153,000   | \$40               |        |
| Oct 29, 2003 | Resale | Grant Deed    | \$327,000   | \$86               | \$262K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Henking Elementary School   | Elementary | KG–2   | 0.7 mi   |
| Glenbrook South High School | High       | 9–12   | 1.3 mi   |
| Attea Middle School         | Middle     | 6–8    | 1.8 mi   |

District: Glenview Community Consolidated School District 34

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 60025

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>51</b><br>CRIME INDEX | <b>120</b><br>AIR POLLUTION | <b>40,113</b><br>POPULATION | <b>\$122K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|