

Single Family Residential

RESIDENTIAL

863 RICHARDS RD

COMPTON, IL 61318

\$435,451 TopHap Estimate · \$197 / ft² · confidence 90 · as of Jul 14, 2026

3

BATHS

2,206 ft²

LIVING AREA

2.53 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

VALUATION

\$435K

\$390K low

\$481K high

Est. Owner Equity

\$294,451

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax

\$8,009 (2025)

Assessed Value

\$116,097

Previous Assessed

\$98,388

Assessor Market Value

\$348,291

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	2.53
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mendota Township High School	High	9–12	10.0 mi
Northbrook School	Middle	5–8	10.3 mi
Blackstone Elementary School	Elementary	KG–1	11.2 mi

District: Mendota Township High School District 280

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 61318

105 CRIME INDEX	89 AIR POLLUTION	388 POPULATION	\$70K MEDIAN IN-COME	48°F AVG TEMP	55% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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