

Single Family Residence

**RESIDENTIAL**

# 6752 RIVERSIDE DR

BERWYN, IL 60402

**\$470,916**

TopHap Estimate · \$181 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**6**

BEDS

**3**

BATHS

**2,601 ft<sup>2</sup>**

LIVING AREA

**0.1 ac**

LOT SIZE

**1921**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$471K**

\$404K low

\$538K high

Last Sale

**\$450,000 · May 27, 2025**

Est. Owner Equity

**\$133,416**

Loan-to-Value

**72%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$13,114 (2023) |
| Assessed Value        | \$40,000        |
| Previous Assessed     | \$39,999        |
| Assessor Market Value | \$400,000       |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Cook                                  |
| Lot (acres)   | 0.10                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Hot Water                             |
| Cooling       | Central                               |
| Garage        | Garage, Detached                      |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>70</b><br>HEAT | <b>67</b><br>STORM | <b>45</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| May 15, 2025 | Resale    | Deed                 | \$450,000 | \$173              | \$338K |
| Dec 14, 2021 | Financing | Intrafamily Transfer |           |                    |        |
| Jul 12, 2001 | Resale    | Grant Deed           | \$165,000 | \$63               | \$163K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Piper Elementary School            | Elementary | KG–5   | 0.3 mi   |
| J Sterling Morton West High School | High       | 9–12   | 0.4 mi   |
| Heritage Middle School             | Middle     | 6–8    | 0.9 mi   |

District: Berwyn South School District 100

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 60402

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>71</b><br>CRIME INDEX | <b>126</b><br>AIR POLLUTION | <b>61,929</b><br>POPULATION | <b>\$71K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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