

Single Family Residence **RESIDENTIAL**

# 3501 RIVERVIEW CT

GODFREY, IL 62035

**\$490,099** TopHap Estimate · \$363 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**4**  
BEDS

**3**  
BATHS

**1,350 ft<sup>2</sup>**  
LIVING AREA

**1.3 ac**  
LOT SIZE

**1977**  
YEAR BUILT

**2**  
STORIES

**8**  
ROOMS

## VALUATION

**\$490K**

\$479K low

\$501K high

Est. Owner Equity

**\$490,099**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,376 (2025) |
| Assessed Value        | \$166,250       |
| Previous Assessed     | \$155,430       |
| Assessor Market Value | \$498,750       |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Modern                                |
| County        | MADISON                               |
| Lot (acres)   | 1.30                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Heating       | Yes                                   |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |
| Pool          | No                                    |

Patio · 392 ft²

## CLIMATE RISK

**1**  
FLOOD

**33**  
WILDFIRE

**85**  
HEAT

**71**  
STORM

**4**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Feb 23, 2023 | Financing | Deed                |           |        |        |
| Aug 26, 2011 | Resale    | Warranty Deed       | \$322,500 | \$239  |        |
| Oct 26, 2010 | Quitclaim | Quit Claim Transfer |           |        |        |
| Oct 26, 2010 | Resale    | Warranty Deed       | \$325,000 | \$241  | \$284K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Gilson Brown Elementary School | Elementary | KG–1   | 2.4 mi   |
| Alton High School              | High       | 9–12   | 5.7 mi   |
| Alton Middle School            | Middle     | 6–8    | 6.1 mi   |

District: Alton Community Unit School District 11

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 62035

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>72</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>16,450</b><br>POPULATION | <b>\$84K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>59%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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