

Single Family Residence **RESIDENTIAL**

704 RIVER BLUFF CT

SHOREWOOD, IL 60404

\$384,228 TopHap Estimate · \$151 / ft² · confidence 95 · as of Jul 14, 2026



2.5

BATHS

2,544 ft²

LIVING AREA

0.21 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$384K

\$363K low

\$405K high

Last Sale

\$250,000 · Sep 14, 2018

Est. Owner Equity

\$384,228

TAX & ASSESSMENT

Property Tax	\$8,680 (2025)
Assessed Value	\$115,653
Previous Assessed	\$103,911
Assessor Market Value	\$346,959

PROPERTY FACTS

Property Type	Single Family Residence
County	WILL
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Asphalt
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 396 ft²

CLIMATE RISK

1
FLOOD

9
WILDFIRE

71
HEAT

72
STORM

28
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 7, 2018	Resale	Warranty Deed	\$250,000	\$98	
Mar 7, 2016	Quitclaim	Quit Claim Transfer			
Apr 18, 2013	Resale	Warranty Deed	\$140,000	\$55	
Jun 10, 2008	Resale	Warranty Deed	\$312,000	\$123	\$308K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shorewood Elementary School	Elementary	KG–4	0.7 mi
Troy Middle School	Middle	7–8	3.0 mi
Joliet West High School	High	9–12	4.2 mi

District: Troy Community Consolidated School District 30c

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 60404

107 CRIME INDEX	85 AIR POLLUTION	19,792 POPULATION	\$116K MEDIAN IN-COME	50°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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