

Single Family Residence **RESIDENTIAL**

## 2510 RIVER RD

RIVER GROVE, IL 60171

**\$254,060** TopHap Estimate · \$278 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**914 ft<sup>2</sup>**

LIVING AREA

**3,990 ft<sup>2</sup>**

LOT SIZE

**1953**

YEAR BUILT

**1**

STORIES

**4**

ROOMS

**1**

PARKING

### VALUATION

**\$254K**

\$244K low

\$264K high

Est. Owner Equity

**\$254,060**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,828 (2023) |
| Assessed Value        | \$25,001       |
| Previous Assessed     | \$22,001       |
| Assessor Market Value | \$250,010      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | COOK                                  |
| Lot (acres)   | 0.09                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Asphalt                               |
| Heating       | Yes                                   |
| Cooling       | Central                               |
| Garage        | Garage, Detached                      |
| Pool          | No                                    |

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 58<br>FLOOD | 9<br>WILDFIRE | 66<br>HEAT | 64<br>STORM | 45<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Rhodes Elementary School | Elementary | PK–8   | 0.3 mi   |
| East Leyden High School  | High       | 9–12   | 1.7 mi   |

District: Rhodes School District 84-5

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 60171

|                          |                             |                            |                                |                         |                        |
|--------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>63</b><br>CRIME INDEX | <b>140</b><br>AIR POLLUTION | <b>8,837</b><br>POPULATION | <b>\$70K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|