

Single Family Residence **RESIDENTIAL**

2514 RIVER RD

RIVER GROVE, IL 60171

\$270,640 TopHap Estimate · \$296 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1

BATHS

914 ft²

LIVING AREA

3,534 ft²

LOT SIZE

1953

YEAR BUILT

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$271K

\$252K low

\$290K high

Last Sale

\$128,000 · Dec 29, 2015

Est. Owner Equity

\$168,240

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$6,509 (2023)
Assessed Value	\$21,000
Previous Assessed	\$20,999
Assessor Market Value	\$210,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.08
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	None
Garage	Garage, Detached

CLIMATE RISK

56
FLOOD

9
WILDFIRE

66
HEAT

64
STORM

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 7, 2025	Financing	Intrafamily Transfer			
Dec 14, 2015	Resale	Warranty Deed	\$128,000	\$140	\$102K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rhodes Elementary School	Elementary	PK–8	0.3 mi
East Leyden High School	High	9–12	1.6 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

63 CRIME INDEX	140 AIR POLLUTION	8,837 POPULATION	\$70K 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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