

Single Family Residence

RESIDENTIAL

2520 RIVER RD

RIVER GROVE, IL 60171

\$258,354 TopHap Estimate · \$283 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1

BATHS

914 ft²

LIVING AREA

4,000 ft²

LOT SIZE

1953

YEAR BUILT

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$258K

\$249K low

\$268K high

Last Sale

\$170,000 · Jan 15, 2021

Est. Owner Equity

\$258,354

TAX & ASSESSMENT

Property Tax	\$3,787 (2023)
Assessed Value	\$22,000
Previous Assessed	\$22,000
Assessor Market Value	\$220,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.09
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
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
Nov 5, 2020	Resale	Warranty Deed	\$170,000	\$186	
Mar 20, 2013	Resale	Warranty Deed	\$87,000	\$95	\$85K

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
--------------------------------------	---	--	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

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