

Single Family Residence **RESIDENTIAL**

16 ROCK RIVER CT

NAPERVILLE, IL 60565

\$866,799 TopHap Estimate · \$263 / ft² · confidence 89 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,294 ft²

LIVING AREA

0.26 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$867K

\$769K low

\$964K high

Last Sale

\$820,000 · Jul 28, 2025

Est. Owner Equity

\$251,799

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$15,023 (2025)
Assessed Value	\$233,573
Previous Assessed	\$210,161
Assessor Market Value	\$700,719

PROPERTY FACTS

Property Type	Single Family Residence
County	WILL
Lot (acres)	0.26
Construction	Frame (Unspecified)
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10 FLOOD	10 WILDFIRE	71 HEAT	73 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 3, 2025	Resale	Warranty Deed	\$820,000	\$249	\$615K
Jul 19, 2013	Resale	Warranty Deed	\$500,000	\$152	\$375K
Apr 26, 1999	Resale	Grant Deed	\$322,000	\$98	\$170K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Woods Elementary School	Elementary	KG–5	0.2 mi
Madison Junior High School	Middle	6–8	1.5 mi
Naperville Central High School	High	9–12	3.6 mi

District: Naperville Community Unit District 203

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 60565

25 CRIME INDEX	104 AIR POLLUTION	38,555 POPULATION	\$152K MEDIAN IN-COME	49°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Absentee owner
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