

Single Family Residence **RESIDENTIAL**

701 RIVER BLUFF CT

SHOREWOOD, IL 60404

\$439,457 TopHap Estimate · \$266 / ft² · confidence 89 · as of Jul 14, 2026



2
BATHS

1,649 ft²
LIVING AREA

0.12 ac
LOT SIZE

2008
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$439K

\$391K low

\$488K high

Last Sale

\$399,000 · Jul 16, 2024

Est. Owner Equity

\$141,957

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$10,102 (2025)
Assessed Value	\$126,408
Previous Assessed	\$113,574
Assessor Market Value	\$379,224

PROPERTY FACTS

Property Type	Single Family Residence
County	WILL
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Asphalt
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 108 ft²

CLIMATE RISK

25 FLOOD	18 WILDFIRE	71 HEAT	72 STORM	28 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 30, 2024	Financing	Intrafamily Transfer			\$299K
Jul 10, 2024	Resale	Deed	\$399,000	\$242	
Jun 16, 2023	Financing	Intrafamily Transfer			
Sep 22, 2021	Resale	Deed	\$350,000	\$212	\$210K
Sep 15, 2008	Resale	Grant Deed	\$355,000	\$215	
Oct 22, 2007	Quitclaim	Quit Claim Transfer			

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

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

OWNERSHIP

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