

Single Family Residence **RESIDENTIAL**

709 RIVER BLUFF CT

SHOREWOOD, IL 60404

\$493,302 TopHap Estimate · \$235 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

2,096 ft²

LIVING AREA

0.29 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$493K

\$474K low

\$513K high

Last Sale

\$350,000 · Apr 14, 2010

Est. Owner Equity

\$493,302

TAX & ASSESSMENT

Property Tax	\$11,168 (2025)
Assessed Value	\$146,559
Previous Assessed	\$131,679
Assessor Market Value	\$439,677

PROPERTY FACTS

Property Type	Single Family Residence
County	WILL
Lot (acres)	0.29
Construction	Frame (Unspecified)
Roof	Asphalt
Cooling	Yes
Garage	Garage, Attached
Pool	No

Patio · 294 ft²

CLIMATE RISK

25
FLOOD

6
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
Apr 7, 2010	Resale	Warranty Deed	\$350,000	\$167	
Oct 27, 2008	Resale	Warranty Deed	\$350,000	\$167	

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