

Single Family Residence

RESIDENTIAL

# 720 RIVER BLUFF CT

SHOREWOOD, IL 60404

**\$384,405** TopHap Estimate · \$249 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026

**3**

BEDS

**2**

BATHS

**1,541 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**2003**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$384K**

\$365K low

\$403K high

Last Sale

\$239,000 · Jun 4, 2010

Est. Owner Equity

\$226,405

Loan-to-Value

40%

## TAX & ASSESSMENT

Property Tax

\$3,946 (2025)

Assessed Value

\$114,734

Previous Assessed

\$103,085

Assessor Market Value

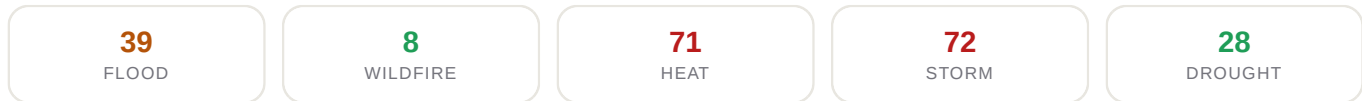
\$344,202

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WILL                    |
| Lot (acres)   | 0.14                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 384 ft²

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN  |
|--------------|-------------------|---------------------|-----------|--------|-------|
| Jun 6, 2011  | Recorded document | Grant Deed          |           |        |       |
| Jun 6, 2011  | Quitclaim         | Quit Claim Transfer |           |        |       |
| Apr 14, 2010 | Resale            | Warranty Deed       | \$239,000 | \$155  | \$90K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Shorewood Elementary School | Elementary | KG–4   | 0.8 mi   |
| Troy Middle School          | Middle     | 7–8    | 3.0 mi   |
| Joliet West High School     | High       | 9–12   | 4.3 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

|                           |                            |                             |                                 |                         |                        |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>107</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>19,792</b><br>POPULATION | <b>\$116K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|