

Single Family Residence **RESIDENTIAL**

3400 RIVERVIEW CT

GODFREY, IL 62035

\$462,301 TopHap Estimate · \$133 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,464 ft²

LIVING AREA

1.7 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$462K

\$432K low

\$492K high

Last Sale

\$46,500 · Nov 15, 2022

Est. Owner Equity

\$0

Loan-to-Value

248%

TAX & ASSESSMENT

Property Tax	\$7,498 (2025)
Assessed Value	\$144,800
Previous Assessed	\$135,370
Assessor Market Value	\$434,400

PROPERTY FACTS

Property Type	Single Family Residence
County	MADISON
Lot (acres)	1.70
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 446 ft²

CLIMATE RISK

56
FLOOD

33
WILDFIRE

85
HEAT

71
STORM

4
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 11, 2022	Resale	Warranty Deed	\$46,500	\$13	\$372K
May 2, 2019	Resale	Special Warranty Deed	\$300,000	\$87	\$240K
Aug 17, 2012	Financing	Trustees Deed			\$400K
Sep 19, 2001	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gilson Brown Elementary School	Elementary	KG–1	2.3 mi
Alton High School	High	9–12	5.5 mi
Alton Middle School	Middle	6–8	6.0 mi

District: Alton Community Unit School District 11

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 62035

72 CRIME INDEX	84 AIR POLLUTION	16,450 POPULATION	\$84K MEDIAN IN-COME	55°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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