

Single Family Residence **RESIDENTIAL**

408 RIVERVIEW CT

MINOOKA, IL 60447

\$345,796 TopHap Estimate · \$214 / ft² · confidence 98 · as of Jul 14, 2026



3
BEDS

3.5
BATHS

1,614 ft²
LIVING AREA

0.4 ac
LOT SIZE

1994
YEAR BUILT

2
STORIES

6
ROOMS

1
PARKING

VALUATION

\$346K

\$338K low

\$354K high

Last Sale

\$267,500 · Aug 1, 2019

Est. Owner Equity

\$85,796

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$7,166 (2025)
Assessed Value	\$90,373
Previous Assessed	\$85,507
Assessor Market Value	\$271,119

PROPERTY FACTS

Property Type	Single Family Residence
County	WILL
Lot (acres)	0.40
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

10
FLOOD

19
WILDFIRE

72
HEAT

71
STORM

28
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 9, 2019	Resale	Warranty Deed	\$267,500	\$166	\$263K
Nov 19, 2010	Financing	Intrafamily Transfer			\$236K
Jun 20, 2007	Resale	Warranty Deed	\$245,000	\$152	\$241K
Aug 3, 1998	Resale	Grant Deed	\$190,000	\$118	\$181K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Minooka Community High School	High	9–12	0.8 mi
Channahon Junior High School	Middle	7–8	1.7 mi
N B Galloway Elementary School	Elementary	PK–2	1.9 mi

District: Channahon School District 17

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 60447

67 CRIME INDEX	80 AIR POLLUTION	22,137 POPULATION	\$113K MEDIAN IN-COME	50°F AVG TEMP	54% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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