

Single Family Residence **RESIDENTIAL**

## 2424 RIVER RD

RIVER GROVE, IL 60171

**\$240,099** TopHap Estimate · \$196 / ft<sup>2</sup> · confidence 82 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,224 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**1913**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

### VALUATION

**\$240K**

\$196K low

\$284K high

Last Sale

**\$689,000 · Jul 21, 2026**

Est. Owner Equity

**\$240,099**

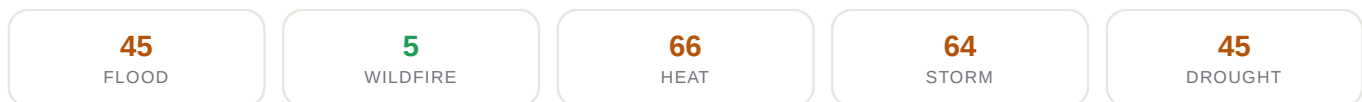
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,730 (2023) |
| Assessed Value        | \$28,000       |
| Previous Assessed     | \$21,000       |
| Assessor Market Value | \$280,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | COOK                    |
| Lot (acres)   | 0.24                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Cooling       | Yes                     |
| Garage        | No Garage               |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Jun 19, 2026 | Resale | Warranty Deed | \$689,000 | \$563              | \$586K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Rhodes Elementary School | Elementary | PK–8   | 0.3 mi   |
| East Leyden High School  | High       | 9–12   | 1.8 mi   |

District: Rhodes School District 84-5

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 60171

|                   |                      |                     |                         |                  |                 |
|-------------------|----------------------|---------------------|-------------------------|------------------|-----------------|
| 63<br>CRIME INDEX | 140<br>AIR POLLUTION | 8,837<br>POPULATION | \$70K<br>MEDIAN IN-COME | 50°F<br>AVG TEMP | 54%<br>SUNSHINE |
|-------------------|----------------------|---------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|