

Apartments (Generic) **RESIDENTIAL**

2258 RIVER RD

RIVER GROVE, IL 60171



12

BEDS

6

BATHS

5,504 ft²

LIVING AREA

0.16 ac

LOT SIZE

1955

YEAR BUILT

2

STORIES

24

ROOMS

3

PARKING

VALUATION

Last Sale

\$490,000 · Apr 18, 2016

TAX & ASSESSMENT

Property Tax	\$21,716 (2023)
Assessed Value	\$59,000
Previous Assessed	\$58,999
Assessor Market Value	\$590,000

PROPERTY FACTS

Property Type	Apartments (Generic)
Style	Two Family
County	Cook
Lot (acres)	0.16
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Roll Tar & Gravel
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

CLIMATE RISK

42 FLOOD	1 WILDFIRE	66 HEAT	64 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 13, 2016	Resale	Warranty Deed	\$490,000	\$89	\$392K
Feb 22, 2013	Quitclaim	Quit Claim Transfer			
Sep 28, 2007	Resale	Warranty Deed	\$520,000	\$94	\$330K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rhodes Elementary School	Elementary	PK–8	0.3 mi
East Leyden High School	High	9–12	2.0 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 CRIME INDEX	140 AIR POLLUTION	8,837 POPULATION	\$70K MEDIAN IN-COME	50°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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