

Single Family Residence **RESIDENTIAL**

2204 RIVER RD

RIVER GROVE, IL 60171

\$309,900 TopHap Estimate · \$481 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1

BATHS

644 ft²

LIVING AREA

3,750 ft²

LOT SIZE

1953

YEAR BUILT

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$310K

\$297K low

\$322K high

Last Sale

\$78,500 · Nov 8, 1995

Est. Owner Equity

\$269,400

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$1,297 (2023)
Assessed Value	\$28,832
Previous Assessed	\$22,001
Assessor Market Value	\$288,320

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.09
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

CLIMATE RISK

10 FLOOD	1 WILDFIRE	66 HEAT	64 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 30, 2025	Financing	Intrafamily Transfer			

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	Owner occupied
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