

Single Family Residence **RESIDENTIAL**

409 RIVERVIEW CT

MINOOKA, IL 60447

\$550,311 TopHap Estimate · \$288 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

3
BATHS

1,912 ft²
LIVING AREA

1 ac
LOT SIZE

1995
YEAR BUILT

1
STORIES

9
ROOMS

2
PARKING

VALUATION

\$550K

\$516K low

\$585K high

Last Sale

\$496,000 · Aug 9, 2024

Est. Owner Equity

\$0

Loan-to-Value

150%

TAX & ASSESSMENT

Property Tax	\$9,113 (2025)
Assessed Value	\$112,854
Previous Assessed	\$107,548
Assessor Market Value	\$338,562

PROPERTY FACTS

Property Type	Single Family Residence
County	WILL
Lot (acres)	1.00
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 465 ft²

CLIMATE RISK

69
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	\$/FT²	LOAN
Jul 2, 2024	Resale	Warranty Deed	\$496,000	\$259	\$507K
Dec 12, 2003	Quitclaim	Quit Claim Transfer			\$182K

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

OWNERSHIP

Occupancy	Absentee owner
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