

Single Family Residence **RESIDENTIAL**

31 ROCK RIVER CT

NAPERVILLE, IL 60565

\$868,458 TopHap Estimate · \$267 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,254 ft²

LIVING AREA

0.24 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$868K

\$837K low

\$900K high

Last Sale

\$575,000 · Oct 9, 2020

Est. Owner Equity

\$408,458

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$15,111 (2025)
Assessed Value	\$234,898
Previous Assessed	\$211,353
Assessor Market Value	\$704,694

PROPERTY FACTS

Property Type	Single Family Residence
County	WILL
Lot (acres)	0.24
Construction	Brick
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

15 FLOOD	16 WILDFIRE	71 HEAT	73 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 31, 2020	Resale	Warranty Deed	\$575,000	\$177	\$460K
Feb 20, 2020	Financing	Intrafamily Transfer			\$390K
Aug 3, 2017	Resale	Warranty Deed	\$495,000	\$152	\$396K
Mar 11, 2004	Quitclaim	Quit Claim Transfer			
Apr 3, 2002	Quitclaim	Quit Claim Transfer			\$127K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Woods Elementary School	Elementary	KG–5	0.2 mi
Madison Junior High School	Middle	6–8	1.4 mi
Naperville Central High School	High	9–12	3.5 mi

District: Naperville Community Unit District 203

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 60565

25 CRIME INDEX	104 AIR POLLUTION	38,555 POPULATION	\$152K MEDIAN IN-COME	49°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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