

Single Family Residence **RESIDENTIAL**

2700 N RUSTIC RIDGE DR

PEORIA, IL 61604

\$203,630 TopHap Estimate · \$130 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,566 ft²

LIVING AREA

1979

YEAR BUILT

1

STORIES

VALUATION

\$204K

\$189K low

\$218K high

Est. Owner Equity

\$166,620

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$2,985 (2024)
Assessed Value	\$54,290
Previous Assessed	\$54,290
Assessor Market Value	\$162,870

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Peoria
Heating	None
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 362 ft²

CLIMATE RISK

1 FLOOD	22 WILDFIRE	77 HEAT	61 STORM	19 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sterling Middle School	Middle	5–8	0.6 mi
Dr. Maude A. Sanders Primary School	Elementary	KG–4	1.1 mi
Peoria High School	High	9–12	2.4 mi

District: Peoria Public Schools

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 61604

113 CRIME INDEX	82 AIR POLLUTION	27,892 POPULATION	\$54K MEDIAN IN-COME	51°F AVG TEMP	56% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------