

Single Family Residence

RESIDENTIAL

2808 N RUSTIC RIDGE DR

PEORIA, IL 61604

\$336,353 TopHap Estimate · \$152 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,213 ft²

LIVING AREA

1996

YEAR BUILT

1

STORIES

VALUATION

\$336K

\$310K low

\$363K high

Last Sale

\$163,500 · May 28, 1999

Est. Owner Equity

\$18,703

Loan-to-Value

110%

TAX & ASSESSMENT

Property Tax	\$7,476 (2024)
Assessed Value	\$86,110
Previous Assessed	\$86,110
Assessor Market Value	\$258,330

PROPERTY FACTS

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

Patio · 259 ft²

Porch · 16 ft²

CLIMATE RISK

1 FLOOD	23 WILDFIRE	77 HEAT	61 STORM	19 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 28, 1999	Resale	Grant Deed	\$163,500	\$74	\$149K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sterling Middle School	Middle	5–8	0.7 mi
Dr. Maude A. Sanders Primary School	Elementary	KG–4	1.0 mi
Peoria High School	High	9–12	2.5 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
-----------	-----------------------