

Single Family Residence

RESIDENTIAL

731 RIVER BLUFF DR

SHOREWOOD, IL 60404

\$407,516

TopHap Estimate · \$268 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,519 ft²

LIVING AREA

0.18 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$408K

\$363K low

\$452K high

Last Sale

\$370,000 · Jul 18, 2024

Est. Owner Equity

\$307,516

Loan-to-Value

25%

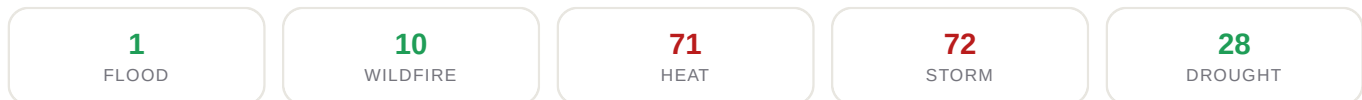
TAX & ASSESSMENT

Property Tax	\$9,413 (2025)
Assessed Value	\$118,263
Previous Assessed	\$106,256
Assessor Market Value	\$354,789

PROPERTY FACTS

Property Type	Single Family Residence
County	WILL
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 9, 2024	Resale	Deed	\$370,000	\$244	
Oct 10, 2012	Quitclaim	Quit Claim Transfer			
Mar 1, 2006	Resale	Deed	\$325,000	\$214	\$260K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shorewood Elementary School	Elementary	KG–4	0.8 mi
Troy Middle School	Middle	7–8	3.0 mi
Joliet West High School	High	9–12	4.3 mi

District: Troy Community Consolidated School District 30c

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 60404

107 CRIME INDEX	85 AIR POLLUTION	19,792 POPULATION	\$116K 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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