

Single Family Residence

RESIDENTIAL

717 RIVER BLUFF CT

SHOREWOOD, IL 60404

\$403,927 TopHap Estimate · \$273 / ft² · confidence 96 · as of Jul 14, 2026



2

BATHS

1,480 ft²

LIVING AREA

0.24 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$404K

\$387K low

\$421K high

Last Sale

\$375,000 · Aug 1, 2017

Est. Owner Equity

\$46,327

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$9,299 (2025)
Assessed Value	\$126,626
Previous Assessed	\$113,770
Assessor Market Value	\$379,878

PROPERTY FACTS

Property Type	Single Family Residence
County	WILL
Lot (acres)	0.24
Construction	Frame (Unspecified)
Roof	Asphalt
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Elevator

Patio · 333 ft²

CLIMATE RISK

83

FLOOD

13

WILDFIRE

71

HEAT

72

STORM

28

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 25, 2017	Resale	Warranty Deed	\$375,000	\$253	\$300K
May 22, 2013	Non-arms-length	Grant Deed	\$280,000	\$189	\$160K

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	Owner occupied
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