

Single Family Residence **RESIDENTIAL**

713 RIVER BLUFF CT

SHOREWOOD, IL 60404

\$418,925 TopHap Estimate · \$231 / ft² · confidence 94 · as of Jul 14, 2026



2

BATHS

1,814 ft²

LIVING AREA

0.26 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

VALUATION

\$419K

\$395K low

\$443K high

Last Sale

\$32,500 · May 3, 2019

Est. Owner Equity

\$78,925

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$5,029 (2025)
Assessed Value	\$129,268
Previous Assessed	\$116,144
Assessor Market Value	\$387,804

PROPERTY FACTS

Property Type	Single Family Residence
County	WILL
Lot (acres)	0.26
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

96 FLOOD	15 WILDFIRE	71 HEAT	72 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 9, 2007	Quitclaim	Quit Claim Transfer			
Jan 9, 2007	Quitclaim	Quit Claim Transfer			
Oct 19, 2004	Financing	Trustees Deed			\$238K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shorewood Elementary School	Elementary	KG–4	0.7 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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