

Single Family Residence **RESIDENTIAL**

3401 RIVERVIEW CT

GODFREY, IL 62035

\$392,129 TopHap Estimate · \$349 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

4

BATHS

1,124 ft²

LIVING AREA

1.1 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$392K

\$356K low

\$428K high

Last Sale

\$395,000 · Aug 29, 2025

Est. Owner Equity

\$16,879

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$5,873 (2025)
Assessed Value	\$140,810
Previous Assessed	\$221,190
Assessor Market Value	\$422,430

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	MADISON
Lot (acres)	1.10
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 674 ft²

CLIMATE RISK

1
FLOOD

32
WILDFIRE

85
HEAT

71
STORM

4
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 11, 2025	Resale	Deed	\$395,000	\$351	\$375K
Aug 30, 2005	Quitclaim	Quit Claim Transfer			
Jul 31, 2003	Quitclaim	Quit Claim Transfer			\$323K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gilson Brown Elementary School	Elementary	KG–1	2.4 mi
Alton High School	High	9–12	5.6 mi

Alton Middle School

Middle

6–8

6.0 mi

District: Alton Community Unit School District 11

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 62035

72

CRIME INDEX

84

AIR POLLUTION

16,450

POPULATION

\$84K

MEDIAN IN-COME

55°F

AVG TEMP

59%

SUNSHINE

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

OWNERSHIP

Occupancy

Owner occupied