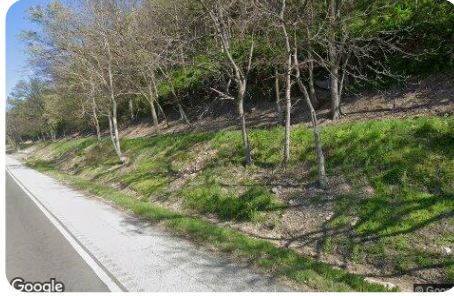


Single Family Residence **RESIDENTIAL**

# 3404 RIVERVIEW CT

GODFREY, IL 62035

**\$348,557** TopHap Estimate · \$364 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**957 ft<sup>2</sup>**

LIVING AREA

**1.8 ac**

LOT SIZE

**1975**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

## VALUATION

**\$349K**

\$327K low

\$370K high

Last Sale

**\$217,000 · Sep 27, 2016**

Est. Owner Equity

**\$174,957**

Loan-to-Value

**47%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,943 (2025) |
| Assessed Value        | \$114,890      |
| Previous Assessed     | \$107,410      |
| Assessor Market Value | \$344,670      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | MADISON                 |
| Lot (acres)   | 1.80                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 288 ft²

## CLIMATE RISK

**60**  
FLOOD

**33**  
WILDFIRE

**85**  
HEAT

**71**  
STORM

**4**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Sep 26, 2016 | Resale | Warranty Deed | \$217,000 | \$227  | \$174K |

## 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    | 6.1 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>72</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>16,450</b><br>POPULATION | <b>\$84K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>59%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|