

Condominium

RESIDENTIAL

2440 RIVER RD

RIVER GROVE, IL 60171

\$192,977 TopHap Estimate · confidence 84 · as of Jul 14, 2026



2

BEDS

1

BATHS

0.15 ac

LOT SIZE

1976

YEAR BUILT

4

ROOMS

VALUATION

\$193K

\$162K low

\$224K high

Last Sale

\$174,000 · Oct 16, 2023

Est. Owner Equity

\$24,197

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$3,299 (2023)
Assessed Value	\$18,133
Previous Assessed	\$12,280
Assessor Market Value	\$181,330

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	COOK
Lot (acres)	0.15
Heating	Baseboard
Cooling	None
Pool	No

CLIMATE RISK

63 FLOOD	1 WILDFIRE	66 HEAT	64 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 27, 2023	Resale	Warranty Deed	\$174,000		\$169K
Dec 23, 2010	Resale	Grant Deed	\$45,500		
Jan 3, 2011	Quitclaim	Quit Claim Transfer			
Dec 2, 2009	Recorded document	Grant Deed			
May 9, 2006	Quitclaim	Quit Claim Transfer			\$306K
Jan 26, 2005	Resale	Grant Deed	\$160,000		\$152K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rhodes Elementary School	Elementary	PK–8	0.3 mi
East Leyden High School	High	9–12	1.7 mi

District: Rhodes School District 84-5

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 60171

63 CRIME INDEX	140 AIR POLLUTION	8,837 POPULATION	\$70K 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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