

Single Family Residence **RESIDENTIAL**

## 2 RIVERSIDE ACRES

GENESEO, IL 61254

**\$84,374** TopHap Estimate · \$141 / ft<sup>2</sup> · confidence 78 · as of Jul 14, 2026

**2**

BEDS

**1**

BATHS

**600 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1938**

YEAR BUILT

**1**

STORIES

**4**

ROOMS

### VALUATION

**\$84K**

\$66K low

\$103K high

Last Sale

**\$9,000 · Sep 15, 2022**

Est. Owner Equity

**\$84,374**

### TAX & ASSESSMENT

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$790 (2025)</b> |
| Assessed Value        | <b>\$10,863</b>     |
| Previous Assessed     | <b>\$10,375</b>     |
| Assessor Market Value | <b>\$32,589</b>     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | HENRY                   |
| Lot (acres)   | 0.19                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Gas                     |
| Pool          | No                      |

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>99</b><br>FLOOD | <b>19</b><br>WILDFIRE | <b>75</b><br>HEAT | <b>62</b><br>STORM | <b>17</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE   | \$/FT² | LOAN |
|--------------|--------|---------------|---------|--------|------|
| Sep 14, 2022 | Resale | Warranty Deed | \$9,000 | \$15   |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Geneseo High School         | High       | 9–12   | 5.9 mi   |
| Geneseo Middle School       | Middle     | 6–8    | 6.0 mi   |
| Northside Elementary School | Elementary | PK–5   | 6.3 mi   |

District: Geneseo Community Unit School District 228

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 61254

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>63</b><br>CRIME INDEX | <b>79</b><br>AIR POLLUTION | <b>11,890</b><br>POPULATION | <b>\$87K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>55%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|