

Single Family Residence

RESIDENTIAL

# 12 RIVERSIDE ACRES

GENESEO, IL 61254

**\$44,024** TopHap Estimate · \$92 / ft<sup>2</sup> · confidence 81 · as of Jul 14, 2026

**1**

BEDS

**1**

BATHS

**476 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**1933**

YEAR BUILT

**1**

STORIES

**3**

ROOMS

## VALUATION

**\$44K**

\$36K low

\$52K high

Last Sale

\$15,000 · Nov 30, 2020

Est. Owner Equity

\$44,024

## TAX & ASSESSMENT

Property Tax

\$995 (2025)

Assessed Value

\$13,686

Previous Assessed

\$13,072

Assessor Market Value

\$41,058

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | HENRY                   |
| Lot (acres)   | 0.25                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Space                   |
| Pool          | No                      |

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>99</b><br>FLOOD | <b>20</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 |
|--------------|--------|---------------|----------|--------|------|
| Oct 30, 2020 | Resale | Warranty Deed | \$15,000 | \$32   |      |
| Oct 27, 2005 | Resale | Warranty Deed | \$25,000 | \$53   |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Geneseo High School         | High       | 9–12   | 5.8 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> |
|-----------|-----------------------|