

Single Family Residence **RESIDENTIAL**

# 13 RIVERSIDE ACRES

GENESEO, IL 61254

**\$29,203** TopHap Estimate · confidence 72 · as of Jul 14, 2026

**0.51 ac**  
LOT SIZE

## VALUATION

**\$29K**

\$21K low

\$37K high

Last Sale

**\$27,000 · Mar 5, 2025**

Est. Owner Equity

**\$29,203**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,344 (2025)</b> |
| Assessed Value        | <b>\$18,493</b>       |
| Previous Assessed     | <b>\$17,663</b>       |
| Assessor Market Value | <b>\$55,479</b>       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | HENRY                   |
| Lot (acres)   | 0.51                    |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 99<br>FLOOD | 20<br>WILDFIRE | 75<br>HEAT | 62<br>STORM | 17<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE    | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------------|----------|--------------------|------|
| Feb 28, 2025 | Resale    | Warranty Deed       | \$27,000 |                    |      |
| Feb 23, 2024 | Quitclaim | Quit Claim Transfer | \$36,000 |                    |      |
| Sep 12, 2006 | Resale    | Warranty Deed       | \$30,000 |                    |      |

## 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-<br>COME | <b>50°F</b><br>AVG TEMP | <b>55%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

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