

Single Family Residential

**RESIDENTIAL**

## 2300 STATE ROUTE 23

GRAND RIDGE, IL 61325

**\$141,426** TopHap Estimate · confidence 81 · as of Jul 14, 2026



**0.25 ac**  
LOT SIZE

### VALUATION

**\$141K**

\$115K low

\$168K high

Last Sale

**\$69,500 · May 7, 2021**

Est. Owner Equity

**\$74,426**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,011 (2025) |
| Assessed Value        | \$34,922       |
| Previous Assessed     | \$29,807       |
| Assessor Market Value | \$104,766      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| County        | LASALLE                   |
| Lot (acres)   | 0.25                      |
| Pool          | No                        |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 6<br>WILDFIRE | 73<br>HEAT | 67<br>STORM | 19<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|-------------|--------|---------------|----------|--------------------|-------|
| May 5, 2021 | Resale | Warranty Deed | \$69,500 |                    | \$67K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Grand Ridge School          | Elementary | KG–8   | 2.0 mi   |
| Ottawa Township High School | High       | 9–12   | 5.4 mi   |

District: Ottawa Township High School District 140

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 61325

|                          |                            |                            |                                |                         |                        |
|--------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>75</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>1,340</b><br>POPULATION | <b>\$83K</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 | Owner occupied |
|-----------|----------------|