

Rural Residence

RESIDENTIAL

1453 RIVERVIEW RD

AMBOY, IL 61310

\$340,980 TopHap Estimate · \$226 / ft² · confidence 94 · as of Jul 14, 2026



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2.5

BATHS

1,511 ft²

LIVING AREA

5.87 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$341K

\$322K low

\$360K high

Last Sale

\$318,000 · Jun 4, 2025

Est. Owner Equity

\$340,980

TAX & ASSESSMENT

Property Tax

\$5,557 (2025)

Assessed Value

\$85,571

Previous Assessed

\$74,411

Assessor Market Value

\$222,105

PROPERTY FACTS

Property Type	Rural Residence
County	LEE
Lot (acres)	5.87
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 30, 2025	Resale	Special Warranty Deed	\$318,000	\$210	
Dec 16, 2019	Financing	Transfer On Death Deed			
Oct 30, 2019	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Amboy Jr High School	Middle	5–8	1.4 mi
Amboy Central Elementary School	Elementary	PK–4	1.8 mi
Amboy High School	High	9–12	1.9 mi

District: Amboy Community Unit School District 272



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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 61310

132 CRIME INDEX	88 AIR POLLUTION	3,532 POPULATION	\$72K MEDIAN IN-COME	49°F AVG TEMP	55% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Absentee owner