

Single Family Residential

RESIDENTIAL

865 RICHARDS RD

COMPTON, IL 61318

\$245,434 TopHap Estimate · \$183 / ft² · confidence 94 · as of Jul 14, 2026

2

BATHS

1,344 ft²

LIVING AREA

2.07 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

VALUATION

\$245K

\$231K low

\$260K high

Est. Owner Equity

\$245,434

TAX & ASSESSMENT

Property Tax	\$3,748 (2025)
Assessed Value	\$62,519
Previous Assessed	\$52,982
Assessor Market Value	\$187,557

PROPERTY FACTS

Property Type	Single Family Residential
County	LEE
Lot (acres)	2.07
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 2, 2025	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mendota Township High School	High	9–12	10.0 mi
Northbrook School	Middle	5–8	10.3 mi
Blackstone Elementary School	Elementary	KG–1	11.2 mi

District: Mendota Township High School District 280

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 61318

105 CRIME INDEX	89 AIR POLLUTION	388 POPULATION	\$70K MEDIAN IN-COME	48°F AVG TEMP	55% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied