

Rural Residence

RESIDENTIAL

889 RICHARDS RD

COMPTON, IL 61318

\$319,210 TopHap Estimate · \$268 / ft² · confidence 89 · as of Jul 14, 2026

2

BATHS

1,190 ft²

LIVING AREA

10.18 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

VALUATION

\$319K

\$284K low

\$354K high

Last Sale

\$250,000 · Nov 1, 2005

Est. Owner Equity

\$182,210

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax

\$5,114 (2025)

Assessed Value

\$76,299

Previous Assessed

\$65,318

PROPERTY FACTS

Property Type	Rural Residence
County	LEE
Lot (acres)	10.18
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 28, 2022	Financing	Intrafamily Transfer			
Oct 12, 2005	Resale	Warranty Deed	\$250,000	\$210	\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mendota Township High School	High	9–12	10.3 mi
Northbrook School	Middle	5–8	10.6 mi
Blackstone Elementary School	Elementary	KG–1	11.4 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