

Single Family Residence **RESIDENTIAL**

702 RIVER BLUFF CT

SHOREWOOD, IL 60404

\$402,597 TopHap Estimate · \$158 / ft² · confidence 93 · as of Jul 14, 2026



2.5
BATHS

2,544 ft²
LIVING AREA

0.23 ac
LOT SIZE

2005
YEAR BUILT

VALUATION

\$403K

\$376K low

\$429K high

Last Sale

\$293,500 · Sep 6, 2006

Est. Owner Equity

\$332,097

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$8,983 (2025)
Assessed Value	\$117,768
Previous Assessed	\$105,811
Assessor Market Value	\$353,304

PROPERTY FACTS

Property Type	Single Family Residence
County	WILL
Lot (acres)	0.23
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	9 WILDFIRE	71 HEAT	72 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 1, 2015	Quitclaim	Quit Claim Transfer			
Aug 24, 2006	Resale	Warranty Deed	\$293,155	\$115	\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shorewood Elementary School	Elementary	KG–4	0.7 mi
Troy Middle School	Middle	7–8	3.0 mi
Joliet West High School	High	9–12	4.2 mi

District: Troy Community Consolidated School District 30c

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 60404

107 CRIME INDEX	85 AIR POLLUTION	19,792 POPULATION	\$116K MEDIAN IN-COME	50°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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