

Single Family Residence **RESIDENTIAL**

727 RIVER BLUFF DR

SHOREWOOD, IL 60404

\$407,674 TopHap Estimate · \$273 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,494 ft²
LIVING AREA

0.33 ac
LOT SIZE

2003
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$408K

\$387K low

\$428K high

Last Sale

\$250,000 · Oct 12, 2011

Est. Owner Equity

\$364,674

Loan-to-Value

10%

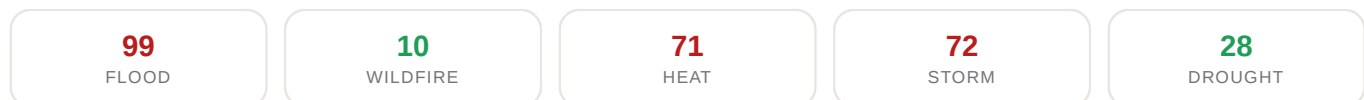
TAX & ASSESSMENT

Property Tax	\$8,715 (2025)
Assessed Value	\$119,570
Previous Assessed	\$107,430
Assessor Market Value	\$358,710

PROPERTY FACTS

Property Type	Single Family Residence
County	WILL
Lot (acres)	0.33
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 28, 2014	Quitclaim	Quit Claim Transfer			
Oct 3, 2011	Resale	Warranty Deed	\$250,000	\$167	
May 24, 2007	Resale	Warranty Deed	\$326,000	\$218	\$254K
Jul 20, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shorewood Elementary School	Elementary	KG–4	0.8 mi
Troy Middle School	Middle	7–8	3.0 mi
Joliet West High School	High	9–12	4.3 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

Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy

Owner occupied