

Single Family Residence **RESIDENTIAL**

100 N RIVER LN

GENEVA, IL 60134

\$463,959 TopHap Estimate · \$327 / ft² · confidence 86 · as of Jul 14, 2026



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2

BEDS

2

BATHS

1,420 ft²

LIVING AREA

2003

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$464K

\$401K low

\$527K high

Last Sale

\$440,000 · Nov 4, 2024

Est. Owner Equity

\$323,959

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$8,589 (2025)
Assessed Value	\$134,923
Previous Assessed	\$124,353
Assessor Market Value	\$404,931

PROPERTY FACTS

Property Type	Single Family Residence
Style	Condo/Apartment
County	KANE
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 25, 2025	Financing	Intrafamily Transfer			
Oct 8, 2024	Resale	Warranty Deed	\$440,000	\$310	
Sep 17, 2010	Resale	Grant Deed	\$280,000	\$197	
May 7, 2004	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Geneva High School	High	9–12	0.8 mi
Williamsburg Elementary School	Elementary	KG–5	1.3 mi
Geneva Middle School North	Middle	6–8	2.8 mi

District: Geneva Community Unit School District 304



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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 60134

69 CRIME INDEX	98 AIR POLLUTION	30,629 POPULATION	\$145K MEDIAN IN-COME	49°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Absentee owner