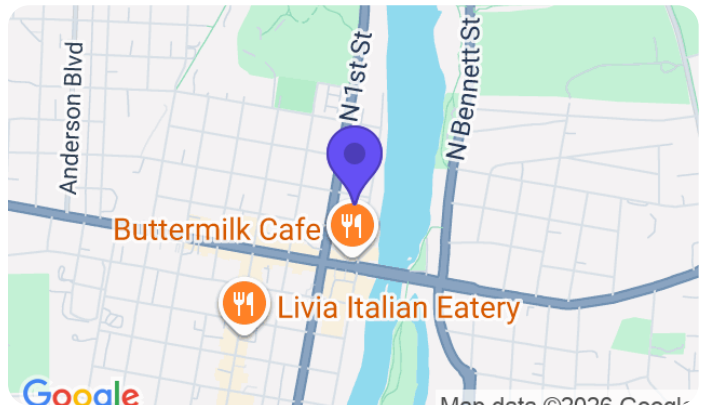
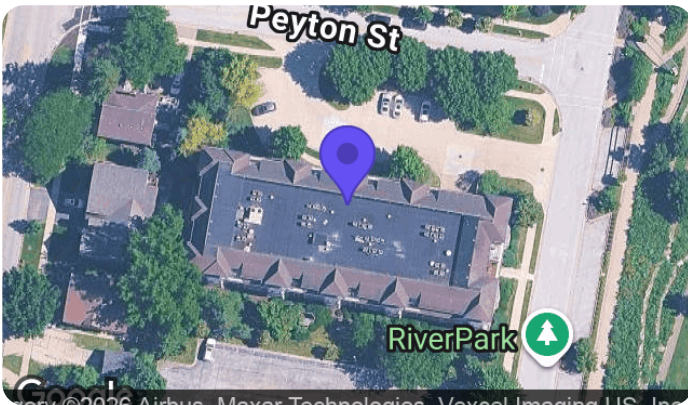


Single Family Residence **RESIDENTIAL**

100 N RIVER LN

GENEVA, IL 60134

\$482,933 TopHap Estimate · \$356 / ft² · confidence 89 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,355 ft²
LIVING AREA

2003
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$483K

\$428K low

\$538K high

Last Sale

\$480,000 · Mar 16, 2026

Est. Owner Equity

\$202,933

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$7,892 (2025)
Assessed Value	\$127,767
Previous Assessed	\$117,758
Assessor Market Value	\$383,454

PROPERTY FACTS

Property Type	Single Family Residence
County	KANE
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

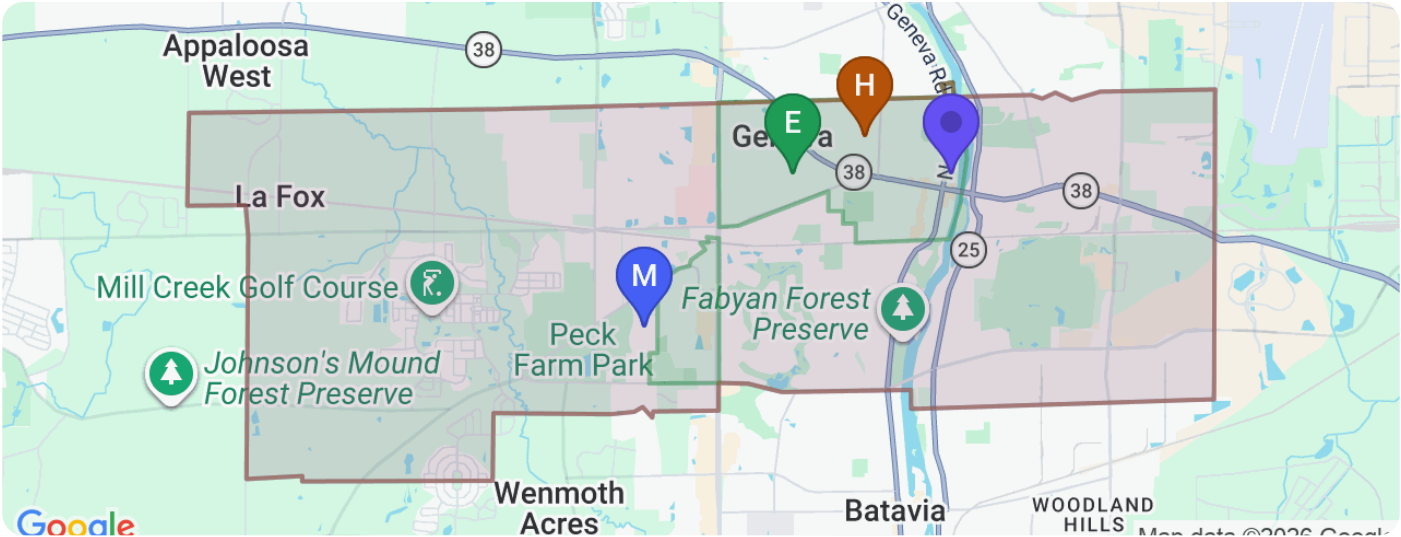
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 23, 2026	Resale	Deed	\$480,000	\$354	\$280K
May 23, 2022	Resale	Warranty Deed	\$295,000	\$218	
Oct 16, 2017	Quitclaim	Quit Claim Transfer			
Aug 20, 2004	Resale	Grant Deed	\$243,000	\$179	
Aug 30, 2004	Resale	Warranty Deed	\$243,000	\$179	\$85K

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



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
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