

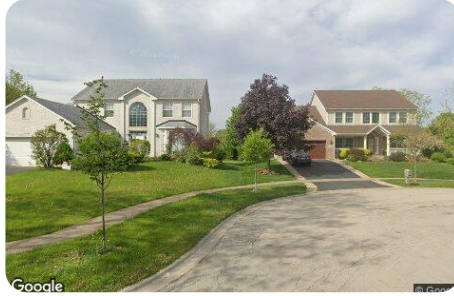
Single Family Residence

**RESIDENTIAL**

# 201 RIVER CT

MINOOKA, IL 60447

**\$481,676** TopHap Estimate · \$162 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2,976 ft<sup>2</sup>**

LIVING AREA

**0.35 ac**

LOT SIZE

**2004**

YEAR BUILT

**2**

STORIES

**3**

PARKING

## VALUATION

**\$482K**

\$451K low

\$512K high

Last Sale

**\$316,500 · Oct 1, 2004**

Est. Owner Equity

**\$0**

Loan-to-Value

**123%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,678 (2025) |
| Assessed Value        | \$146,885       |
| Previous Assessed     | \$129,715       |
| Assessor Market Value | \$440,655       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WILL                    |
| Lot (acres)   | 0.35                    |
| Construction  | Frame (Unspecified)     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

**79**  
FLOOD

**25**  
WILDFIRE

**72**  
HEAT

**71**  
STORM

**28**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|-------------|--------|---------------|-----------|--------------------|--------|
| Oct 1, 2004 | Resale | Warranty Deed | \$316,215 | \$106              | \$290K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Minooka Community High School  | High       | 9–12   | 1.1 mi   |
| Channahon Junior High School   | Middle     | 7–8    | 1.4 mi   |
| N B Galloway Elementary School | Elementary | PK–2   | 1.6 mi   |

District: Channahon School District 17

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 60447

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>67</b><br>CRIME INDEX | <b>80</b><br>AIR POLLUTION | <b>22,137</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|