

Single Family Residence **RESIDENTIAL**

203 RIVER CT

MINOOKA, IL 60447

\$440,171 TopHap Estimate · \$181 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2,434 ft²

LIVING AREA

0.29 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$440K

\$424K low

\$456K high

Last Sale

\$292,500 · Apr 8, 2004

Est. Owner Equity

\$161,060

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$10,103 (2025)
Assessed Value	\$124,292
Previous Assessed	\$122,997
Assessor Market Value	\$372,876

PROPERTY FACTS

Property Type	Single Family Residence
County	WILL
Lot (acres)	0.29
Construction	Frame (Unspecified)
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 150 ft²

CLIMATE RISK

65 FLOOD	23 WILDFIRE	72 HEAT	71 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

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

67 CRIME INDEX	80 AIR POLLUTION	22,137 POPULATION	\$113K 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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