

Single Family Residence **RESIDENTIAL**

205 RIVER CT

MINOOKA, IL 60447

\$439,501 TopHap Estimate · \$168 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,612 ft²

LIVING AREA

0.3 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$440K

\$423K low

\$456K high

Last Sale

\$270,000 · Jun 24, 2016

Est. Owner Equity

\$223,501

Loan-to-Value

49%

TAX & ASSESSMENT

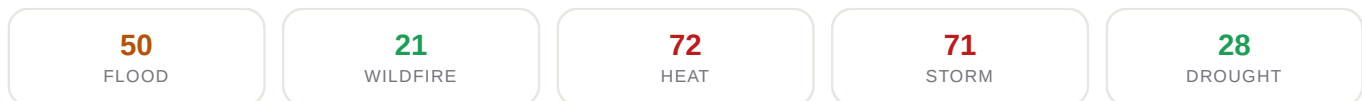
Property Tax	\$10,554 (2025)
Assessed Value	\$129,501
Previous Assessed	\$120,918
Assessor Market Value	\$388,503

PROPERTY FACTS

Property Type	Single Family Residence
County	WILL
Lot (acres)	0.30
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 150 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 20, 2016	Resale	Warranty Deed	\$270,000	\$103	\$216K
Sep 22, 2004	Resale	Warranty Deed	\$293,869	\$113	\$235K

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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