

Single Family Residence **RESIDENTIAL**

212 RIVER CT

MINOOKA, IL 60447

\$401,213 TopHap Estimate · \$190 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,107 ft²

LIVING AREA

0.31 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$401K

\$377K low

\$425K high

Last Sale

\$222,500 · Oct 3, 2003

Est. Owner Equity

\$186,213

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$8,666 (2025)
Assessed Value	\$107,701
Previous Assessed	\$100,392
Assessor Market Value	\$323,103

PROPERTY FACTS

Property Type	Single Family Residence
County	WILL
Lot (acres)	0.31
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

10
FLOOD

21
WILDFIRE

72
HEAT

71
STORM

28
DROUGHT

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	1.3 mi
N B Galloway Elementary School	Elementary	PK–2	1.5 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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