

Residential Income (General/Multi-Family)

RESIDENTIAL

2810 RIVER RD
RIVER GROVE, IL 60171



0.27 ac
LOT SIZE

2007
YEAR BUILT

VALUATION

Last Sale

\$1,250,000 · Apr 11, 2011

TAX & ASSESSMENT

Property Tax	\$35,052 (2023)
Assessed Value	\$108,393
Previous Assessed	\$108,392
Assessor Market Value	\$1,083,930

PROPERTY FACTS

Property Type	Residential Income (General/Multi-Family)
County	Cook
Lot (acres)	0.27
Heating	None

CLIMATE RISK

51 FLOOD	4 WILDFIRE	66 HEAT	63 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 7, 2011	Resale	Warranty Deed	\$1,250,000		\$917K
Apr 14, 2010	Resale	Warranty Deed	\$925,000		
Nov 30, 2009	Recorded document	Trustees Deed			
Dec 15, 2006	Quitclaim	Quit Claim Transfer			
Oct 7, 2004	Financing	Trustees Deed			\$1.5M
Oct 7, 2004	Financing	Trustees Deed			\$540K
Apr 7, 2003	Resale	Grant Deed	\$150,000		\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Grove Elementary School	Elementary	PK–8	0.6 mi
East Leyden High School	High	9–12	1.2 mi

District: River Grove School District 85-5

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 60171

63 CRIME INDEX	140 AIR POLLUTION	8,837 POPULATION	\$70K MEDIAN IN-COME	50°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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