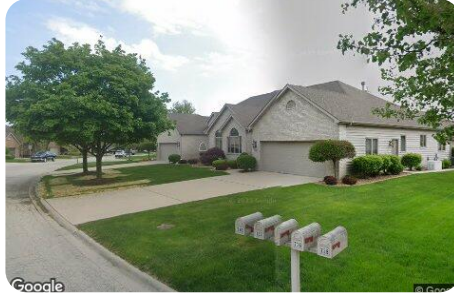


Single Family Residence **RESIDENTIAL**

736 RIVER BLUFF DR

SHOREWOOD, IL 60404

\$372,944 TopHap Estimate · \$261 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

1,427 ft²

LIVING AREA

0.17 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$373K

\$347K low

\$399K high

Last Sale

\$340,000 · Aug 9, 2024

Est. Owner Equity

\$182,944

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$8,620 (2025)
Assessed Value	\$111,052
Previous Assessed	\$99,777
Assessor Market Value	\$333,156

PROPERTY FACTS

Property Type	Single Family Residence
County	WILL
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Asphalt
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 224 ft²

CLIMATE RISK

1 FLOOD	9 WILDFIRE	71 HEAT	72 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 6, 2024	Resale	Warranty Deed	\$340,000	\$238	\$190K
Apr 7, 2017	Resale	Warranty Deed	\$225,000	\$158	\$100K
Aug 10, 2015	Resale	Warranty Deed	\$205,200	\$144	\$205K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shorewood Elementary School	Elementary	KG–4	0.8 mi
Troy Middle School	Middle	7–8	3.0 mi
Joliet West High School	High	9–12	4.3 mi

District: Troy Community Consolidated School District 30c

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 60404

107 CRIME INDEX	85 AIR POLLUTION	19,792 POPULATION	\$116K 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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