

Single Family Residence

**RESIDENTIAL**

## 2508 RIVER RD

RIVER GROVE, IL 60171

**\$321,006** TopHap Estimate · \$262 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,226 ft<sup>2</sup>**

LIVING AREA

**0.1 ac**

LOT SIZE

**1953**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

### VALUATION

**\$321K**

**\$304K low**

**\$338K high**

Last Sale

**\$295,000 · Oct 31, 2022**

Est. Owner Equity

**\$40,756**

Loan-to-Value

**91%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,097 (2023) |
| Assessed Value        | \$22,000       |
| Previous Assessed     | \$21,999       |
| Assessor Market Value | \$220,000      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Bungalow                              |
| County        | Cook                                  |
| Lot (acres)   | 0.10                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Forced Air                            |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Detached                      |

## CLIMATE RISK

**58**  
FLOOD

**9**  
WILDFIRE

**66**  
HEAT

**64**  
STORM

**45**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Oct 28, 2022 | Resale | Warranty Deed | \$295,000 | \$241              | \$280K |
| Jul 3, 2013  | Resale | Warranty Deed | \$71,500  | \$58               |        |
| Oct 6, 2005  | Resale | Warranty Deed | \$287,000 | \$234              | \$230K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Rhodes Elementary School | Elementary | PK–8   | 0.3 mi   |
| East Leyden High School  | High       | 9–12   | 1.7 mi   |

District: Rhodes School District 84-5

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

Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy

Owner occupied