

Single Family Residence **RESIDENTIAL**

204 RIVER CT

MINOOKA, IL 60447

\$458,649 TopHap Estimate · \$188 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2,434 ft²
LIVING AREA

0.42 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$459K

\$446K low

\$472K high

Last Sale

\$267,000 · Mar 26, 2013

Est. Owner Equity

\$234,149

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$10,260 (2025)
Assessed Value	\$126,104
Previous Assessed	\$124,863
Assessor Market Value	\$378,312

PROPERTY FACTS

Property Type	Single Family Residence
County	WILL
Lot (acres)	0.42
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 150 ft²

CLIMATE RISK

51 FLOOD	21 WILDFIRE	72 HEAT	71 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
Mar 6, 2013	Resale	Warranty Deed	\$267,000	\$110	\$259K
Sep 29, 2006	Resale	Warranty Deed	\$285,000	\$117	\$228K
Sep 23, 2004	Resale	Warranty Deed	\$309,126	\$127	

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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