

Single Family Residence **RESIDENTIAL**

404 N RIVER RD

FOX RIVER GROVE, IL 60021

\$416,497 TopHap Estimate · \$274 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,522 ft²

LIVING AREA

0.1 ac

LOT SIZE

1946

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$416K

\$390K low

\$443K high

Last Sale

\$247,500 · Sep 21, 2015

Est. Owner Equity

\$190,497

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$8,580 (2024)
Assessed Value	\$97,521
Previous Assessed	\$87,220
Assessor Market Value	\$292,563

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	McHenry
Heating	Forced Air

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 16, 2015	Resale	Warranty Deed	\$247,500	\$163	\$230K
Feb 23, 2012	Resale	Warranty Deed	\$196,000	\$129	\$86K
Sep 23, 2011	Resale	Warranty Deed	\$81,000	\$53	\$121K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fox River Grove Middle School	Middle	5–8	0.5 mi
Algonquin Road Elementary School	Elementary	PK–4	1.0 mi
Cary-Grove High School	High	9–12	1.7 mi

District: Community High School District 155

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 60021

103 CRIME INDEX	112 AIR POLLUTION	4,143 POPULATION	\$123K MEDIAN IN-COME	48°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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