

Residential (General/Single)

RESIDENTIAL

4055 RIVER RIDGE DR

SAINT CHARLES, IL 60175

\$1,097,821 TopHap Estimate · \$263 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

4,176 ft²

LIVING AREA

0.53 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

13

ROOMS

3

PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$726,000 · Apr 24, 2013

Est. Owner Equity

\$680,821

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$22,600 (2025)
Assessed Value	\$322,233
Previous Assessed	\$296,907
Assessor Market Value	\$967,086

PROPERTY FACTS

Property Type	Residential (General/Single)
County	KANE
Lot (acres)	0.53
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 19, 2013	Resale	Warranty Deed	\$126,000	\$30	\$417K
Aug 1, 2011	Resale	Grant Deed	\$677,000	\$162	\$544K
Jun 9, 2007	Quitclaim	Quit Claim Transfer			
Jun 9, 2007	Quitclaim	Quit Claim Transfer			
Mar 25, 2004	Resale	Grant Deed	\$820,000	\$196	\$820K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
St. Charles North High School	High	9–12	0.3 mi
Wild Rose Elementary School	Elementary	KG–5	2.1 mi
Wredling Middle School	Middle	6–8	2.6 mi

District: St. Charles Community Unit School District 303

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 60175

35 CRIME INDEX	105 AIR POLLUTION	25,605 POPULATION	\$158K 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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