

Single Family Residence

**RESIDENTIAL**

## 210 RIVER DR

TROUT VALLEY, IL 60013

**\$746,677** TopHap Estimate · \$283 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,641 ft<sup>2</sup>**

LIVING AREA

**0.43 ac**

LOT SIZE

**1975**

YEAR BUILT

**2**

STORIES

**11**

ROOMS

### VALUATION

**\$747K**

\$691K low

\$802K high

Last Sale

**\$515,000 · Aug 31, 2020**

Est. Owner Equity

**\$334,677**

Loan-to-Value

**61%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$16,048 (2024) |
| Assessed Value        | \$208,753       |
| Previous Assessed     | \$186,703       |
| Assessor Market Value | \$626,259       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | McHenry                 |
| Lot (acres)   | 0.43                    |
| Heating       | Forced Air              |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Jul 31, 2020 | Resale            | Warranty Deed       | \$515,000 | \$195              | \$412K |
| Sep 29, 2011 | Resale            | Warranty Deed       | \$434,250 | \$164              | \$348K |
| Aug 2, 2007  | Resale            | Deed                | \$635,000 | \$240              | \$572K |
| Aug 2, 2005  | Financing         | Trustees Deed       |           |                    | \$175K |
| Feb 8, 2005  | Recorded document | Warranty Deed       |           |                    |        |
| May 14, 2004 | Quitclaim         | Quit Claim Transfer |           |                    | \$330K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Briargate Elementary School | Elementary | 1–5    | 1.0 mi   |
| Cary-Grove High School      | High       | 9–12   | 2.1 mi   |
| Cary Junior High School     | Middle     | 6–8    | 2.7 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 60013

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>110</b><br>AIR POLLUTION | <b>25,325</b><br>POPULATION | <b>\$121K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|