

Single Family Residence **RESIDENTIAL**

15 RIVER RIDGE DR

SLEEPY HOLLOW, IL 60118

\$730,017 TopHap Estimate · \$206 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3,541 ft²

LIVING AREA

0.87 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

9

ROOMS

4

PARKING

VALUATION

\$730K

\$682K low

\$778K high

Last Sale

\$435,000 · Nov 9, 2016

Est. Owner Equity

\$0

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$16,735 (2025)
Assessed Value	\$242,938
Previous Assessed	\$222,024
Assessor Market Value	\$729,106

PROPERTY FACTS

Property Type	Single Family Residence
County	KANE
Lot (acres)	0.87
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 26, 2016	Financing	Grant Deed			\$413K
Nov 8, 2013	Recorded document	Grant Deed			
Sep 25, 2013	Recorded document	Grant Deed			
May 8, 2009	Recorded document	Grant Deed			
Jan 2, 2008	Financing	Deed			\$417K
Jan 23, 2003	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sleepy Hollow Elementary School	Elementary	KG–5	0.8 mi
Dundee Middle School	Middle	6–8	2.8 mi
Dundee-Crown High School	High	9–12	3.8 mi

District: Community Unit School District 300

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 60118

128 CRIME INDEX	117 AIR POLLUTION	19,524 POPULATION	\$105K 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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