

Single Family Residence **RESIDENTIAL**

23 RIVER RIDGE DR

SLEEPY HOLLOW, IL 60118

\$887,761 TopHap Estimate · \$132 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

6,735 ft²

LIVING AREA

0.7 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

16

ROOMS

6

PARKING

VALUATION

\$888K

\$820K low

\$956K high

Last Sale

\$550,000 · Nov 10, 2020

Est. Owner Equity

\$0

Loan-to-Value

369%

TAX & ASSESSMENT

Property Tax	\$21,060 (2025)
Assessed Value	\$303,648
Previous Assessed	\$277,507
Assessor Market Value	\$911,309

PROPERTY FACTS

Property Type	Single Family Residence
County	KANE
Lot (acres)	0.70
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 30, 2020	Resale	Deed	\$550,000	\$82	\$440K
Jul 17, 2001	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	3.7 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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