

Single Family Residence **RESIDENTIAL**

312 N RIVER RD

FOX RIVER GROVE, IL 60021

\$254,909 TopHap Estimate · \$429 / ft² · confidence 51 · as of Jul 14, 2026



1

BEDS

2

BATHS

594 ft²

LIVING AREA

3,666 ft²

LOT SIZE

1922

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$255K

\$129K low

\$381K high

Last Sale

\$247,000 · May 29, 2024

Est. Owner Equity

\$11,109

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$3,870 (2024)
Assessed Value	\$48,382
Previous Assessed	\$43,271
Assessor Market Value	\$145,146

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	McHenry
Heating	Radiant
Cooling	Central

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 16, 2024	Resale	Warranty Deed	\$247,000	\$416	\$235K
Sep 29, 2021	Financing	Intrafamily Transfer			
Aug 3, 2018	Non-arms-length	Grant Deed	\$160,000	\$269	
Nov 1, 2013	Quitclaim	Quit Claim Transfer			
Aug 21, 2006	Resale	Warranty Deed	\$250,000	\$421	\$185K
Jun 30, 2005	Resale	Warranty Deed	\$210,000	\$354	\$210K
Jul 14, 2000	Resale	Grant Deed	\$135,500	\$228	\$129K
Jun 12, 2000	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fox River Grove Middle School	Middle	5–8	0.6 mi
Algonquin Road Elementary School	Elementary	PK–4	1.0 mi
Cary-Grove High School	High	9–12	1.6 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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