

Single Family Residence **RESIDENTIAL**

31 RIVER RIDGE DR

SLEEPY HOLLOW, IL 60118

\$710,962 TopHap Estimate · \$182 / ft² · confidence 95 · as of Jul 14, 2026



3,904 ft²
LIVING AREA

0.86 ac
LOT SIZE

2002
YEAR BUILT

2
STORIES

4
PARKING

VALUATION

\$711K

\$674K low

\$748K high

Last Sale

\$655,000 · Feb 2, 2023

Est. Owner Equity

\$186,962

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$17,247 (2025)
Assessed Value	\$250,121
Previous Assessed	\$228,588
Assessor Market Value	\$750,663

PROPERTY FACTS

Property Type	Single Family Residence
County	KANE
Lot (acres)	0.86
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 24, 2023	Resale	Deed	\$655,000	\$168	\$524K
Mar 28, 2018	Quitclaim	Quit Claim Transfer			
Jul 12, 2000	Resale	Grant Deed	\$110,000	\$28	
Dec 28, 1998	Resale	Grant Deed	\$93,500	\$24	
Dec 5, 1997	Resale	Grant Deed	\$80,500	\$21	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sleepy Hollow Elementary School	Elementary	KG–5	0.7 mi
Dundee Middle School	Middle	6–8	2.7 mi
Dundee-Crown High School	High	9–12	3.6 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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