

Single Family Residence **RESIDENTIAL**

17 RIVER RIDGE DR

SLEEPY HOLLOW, IL 60118

\$718,118 TopHap Estimate · \$170 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4,227 ft²

LIVING AREA

0.9 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

9

ROOMS

4

PARKING

VALUATION

\$718K

\$677K low

\$759K high

Est. Owner Equity

\$426,118

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$16,128 (2025)
Assessed Value	\$242,409
Previous Assessed	\$221,540
Assessor Market Value	\$727,518

PROPERTY FACTS

Property Type	Single Family Residence
County	KANE
Lot (acres)	0.90
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 3, 2025	Financing	Transfer On Death 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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