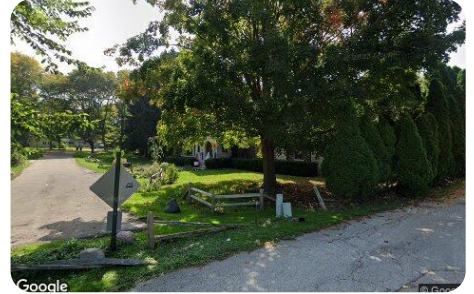


Single Family Residence **RESIDENTIAL**

194 RIVER DR

TROUT VALLEY, IL 60013

\$476,801 TopHap Estimate · \$267 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,783 ft²

LIVING AREA

0.76 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$477K

\$455K low

\$499K high

Last Sale

\$184,000 · Feb 20, 2014

Est. Owner Equity

\$476,801

TAX & ASSESSMENT

Property Tax	\$7,955 (2024)
Assessed Value	\$121,672
Previous Assessed	\$108,820
Assessor Market Value	\$365,016

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	McHenry
Lot (acres)	0.76
Heating	Forced Air
Cooling	Central
Fireplace	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 25, 2013	Resale	Grant Deed	\$184,000	\$103	
Mar 31, 1998	Resale	Grant Deed	\$190,500	\$107	\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briargate Elementary School	Elementary	1–5	0.2 mi
Cary-Grove High School	High	9–12	1.4 mi
Cary Junior High School	Middle	6–8	2.0 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 60013

65 CRIME INDEX	110 AIR POLLUTION	25,325 POPULATION	\$121K 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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