

Single Family Residence

RESIDENTIAL

76 RIVER DR

TROUT VALLEY, IL 60013

\$531,024 TopHap Estimate · \$207 / ft² · confidence 83 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,560 ft²

LIVING AREA

0.84 ac

LOT SIZE

1956

YEAR BUILT

2

STORIES

VALUATION

\$531K

\$439K low

\$623K high

Last Sale

\$213,000 · Nov 16, 2016

Est. Owner Equity

\$273,609

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$10,631 (2024)
Assessed Value	\$132,982
Previous Assessed	\$118,936
Assessor Market Value	\$398,946

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	McHenry
Lot (acres)	0.84
Heating	Forced Air

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 19, 2016	Resale	Deed	\$213,000	\$83	\$207K
Jan 14, 2016	Recorded document	Deed In Lieu Of Foreclosure			
Oct 30, 1998	Resale	Grant Deed	\$299,000	\$117	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briargate Elementary School	Elementary	1–5	0.8 mi
Cary-Grove High School	High	9–12	1.9 mi
Cary Junior High School	Middle	6–8	2.5 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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