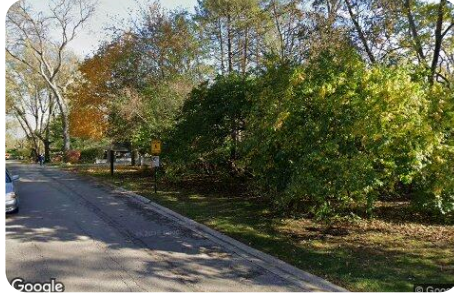


Single Family Residence **RESIDENTIAL**

16 RIVER DR

TROUT VALLEY, IL 60013

\$454,973 TopHap Estimate · \$189 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

2,409 ft²
LIVING AREA

0.99 ac
LOT SIZE

1927
YEAR BUILT

1
STORIES

VALUATION

\$455K

\$432K low

\$478K high

Last Sale

\$300,000 · Dec 9, 2022

Est. Owner Equity

\$454,973

TAX & ASSESSMENT

Property Tax	\$9,424 (2024)
Assessed Value	\$133,887
Previous Assessed	\$119,745
Assessor Market Value	\$401,661

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	McHenry
Lot (acres)	0.99
Heating	Hot Water

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 1, 2022	Resale	Warranty Deed	\$300,000	\$125	
Dec 30, 2014	Quitclaim	Quit Claim Transfer			
Dec 12, 2002	Financing	Grant Deed			\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briargate Elementary School	Elementary	1–5	0.4 mi
Cary-Grove High School	High	9–12	1.6 mi
Cary Junior High School	Middle	6–8	2.2 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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