

Single Family Residence **RESIDENTIAL**

222 RIVER DR

TROUT VALLEY, IL 60013

\$651,013 TopHap Estimate · \$265 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,460 ft²

LIVING AREA

0.54 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$651K

\$606K low

\$696K high

Last Sale

\$286,000 · Feb 11, 2014

Est. Owner Equity

\$401,013

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$13,312 (2024)
Assessed Value	\$174,529
Previous Assessed	\$156,094
Assessor Market Value	\$523,587

PROPERTY FACTS

Property Type	Single Family Residence
County	McHenry
Lot (acres)	0.54
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 22, 2016	Quitclaim	Quit Claim Transfer			\$250K
Jan 15, 2014	Resale	Grant Deed	\$286,000	\$116	\$257K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briargate Elementary School	Elementary	1–5	0.8 mi
Cary-Grove High School	High	9–12	2.0 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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