

Single Family Residence **RESIDENTIAL**

804 S RIVER RD

FOX RIVER GROVE, IL 60021

\$276,569 TopHap Estimate · \$228 / ft² · confidence 92 · as of Jul 14, 2026



1

BATHS

1,212 ft²

LIVING AREA

0.3 ac

LOT SIZE

1940

YEAR BUILT

2

STORIES

VALUATION

\$277K

\$253K low

\$300K high

Est. Owner Equity

\$176,569

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$5,900 (2024)
Assessed Value	\$77,562
Previous Assessed	\$69,369
Assessor Market Value	\$232,686

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	McHenry
Heating	Forced Air

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 30, 2020	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Algonquin Road Elementary School	Elementary	PK–4	0.5 mi
Fox River Grove Middle School	Middle	5–8	0.7 mi
Cary-Grove High School	High	9–12	1.8 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 60021

103 CRIME INDEX	112 AIR POLLUTION	4,143 POPULATION	\$123K 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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