

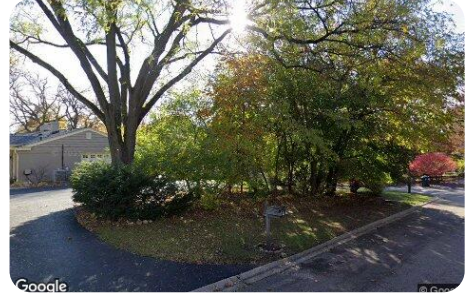
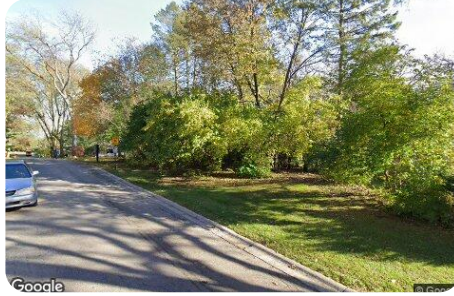
Single Family Residence

RESIDENTIAL

10 RIVER DR

TROUT VALLEY, IL 60013

\$756,501 TopHap Estimate · \$303 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

5

BATHS

2,500 ft²

LIVING AREA

0.8 ac

LOT SIZE

1967

YEAR BUILT

1

STORIES

12

ROOMS

VALUATION

\$757K

\$710K low

\$803K high

Last Sale

\$399,900 · Nov 3, 2017

Est. Owner Equity

\$437,301

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$15,706 (2024)
Assessed Value	\$204,470
Previous Assessed	\$182,873
Assessor Market Value	\$613,410

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	McHenry
Lot (acres)	0.80
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 12, 2023	Financing	Intrafamily Transfer			
Oct 25, 2017	Resale	Warranty Deed	\$399,900	\$160	\$319K
Aug 13, 2013	Recorded document	Grant Deed			
Aug 13, 2013	Recorded document	Grant Deed			
Jan 10, 2013	Quitclaim	Quit Claim Transfer			
Mar 29, 2012	Resale	Deed	\$260,000	\$104	\$208K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briargate Elementary School	Elementary	1–5	0.4 mi
Cary-Grove High School	High	9–12	1.5 mi
Cary Junior High School	Middle	6–8	2.1 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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