

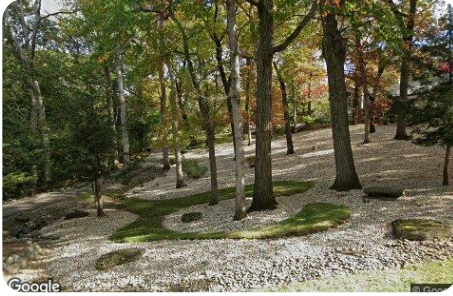
Residential (General/Single)

**RESIDENTIAL**

# 12 ROCK RIDGE RD

BARRINGTON, IL 60010

**\$1,658,843** TopHap Estimate · \$308 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**5.5**

BATHS

**5,382 ft<sup>2</sup>**

LIVING AREA

**5.33 ac**

LOT SIZE

**1982**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$1.7M**

\$1.6M low

\$1.8M high

Last Sale

**\$1,650,000 · May 20, 2026**

Est. Owner Equity

**\$658,843**

Loan-to-Value

**60%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$27,524 (2024) |
| Assessed Value        | \$392,339       |
| Previous Assessed     | \$440,335       |
| Assessor Market Value | \$1,177,017     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Residential (General/Single)     |
| Style         | Contemporary                     |
| County        | MCHENRY                          |
| Lot (acres)   | 5.33                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------|-------------|--------------------|--------|
| May 11, 2026 | Resale          | Warranty Deed | \$1,650,000 | \$307              | \$1M   |
| Apr 1, 2024  | Resale          | Deed          | \$1,000,000 | \$186              | \$750K |
| Dec 22, 2017 | Non-arms-length | Warranty Deed | \$2,000,000 | \$372              |        |
| May 29, 2002 | Resale          | Grant Deed    | \$1,050,000 | \$195              | \$788K |

## ASSIGNED SCHOOLS

| SCHOOL                                    | LEVEL      | GRADES | DISTANCE |
|-------------------------------------------|------------|--------|----------|
| Countryside Elementary School             | Elementary | KG–5   | 2.6 mi   |
| Barrington High School                    | High       | 9–12   | 3.8 mi   |
| Barrington Middle School - Station Campus | Middle     | 6–8    | 5.3 mi   |

District: Barrington Community Unit School District 220

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 60010

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>59</b><br>CRIME INDEX | <b>118</b><br>AIR POLLUTION | <b>50,977</b><br>POPULATION | <b>\$162K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|