

Residential (General/Single)

RESIDENTIAL

10 RIVER RIDGE DR

SLEEPY HOLLOW, IL 60118

\$884,794 TopHap Estimate · \$148 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

5,986 ft²

LIVING AREA

1.22 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

10

ROOMS

3

PARKING

VALUATION

\$885K

\$817K low

\$952K high

Est. Owner Equity

\$884,794

TAX & ASSESSMENT

Property Tax	\$22,482 (2025)
Assessed Value	\$315,612
Previous Assessed	\$288,440
Assessor Market Value	\$947,215

PROPERTY FACTS

Property Type	Residential (General/Single)
County	KANE
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 29, 2023	Financing	Deed			
Mar 5, 2008	Recorded document	Grant Deed			
Aug 15, 2006	Financing	Trustees Deed			\$1.5M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sleepy Hollow Elementary School	Elementary	KG–5	0.8 mi
Dundee Middle School	Middle	6–8	2.8 mi
Dundee-Crown High School	High	9–12	3.9 mi

District: Community Unit School District 300

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 60118

128 CRIME INDEX	117 AIR POLLUTION	19,524 POPULATION	\$105K 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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