

Single Family Residence

**RESIDENTIAL**

# 1 RIVER DR

TROUT VALLEY, IL 60013

**\$486,133** TopHap Estimate · \$180 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,697 ft<sup>2</sup>**

LIVING AREA

**0.51 ac**

LOT SIZE

**1958**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$486K**

\$449K low

\$523K high

Est. Owner Equity

**\$226,133**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |                        |
|-----------------------|------------------------|
| Property Tax          | <b>\$10,876 (2024)</b> |
| Assessed Value        | <b>\$144,055</b>       |
| Previous Assessed     | <b>\$128,839</b>       |
| Assessor Market Value | <b>\$432,165</b>       |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| Style         | <b>Ranch</b>                   |
| County        | <b>McHenry</b>                 |
| Lot (acres)   | <b>0.52</b>                    |
| Heating       | <b>Forced Air</b>              |

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------|---------------------|-----------|--------------------|--------|
| <b>May 30, 2019</b> | Resale    | Deed                | \$325,000 | \$121              | \$260K |
| <b>Aug 25, 2016</b> | Quitclaim | Quit Claim Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| <b>Briargate Elementary School</b> | Elementary | 1–5    | 0.3 mi   |
| <b>Cary-Grove High School</b>      | High       | 9–12   | 1.4 mi   |
| <b>Cary Junior High School</b>     | Middle     | 6–8    | 2.0 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

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>65</div> <div>CRIME INDEX</div> | <div>110</div> <div>AIR POLLUTION</div> | <div>25,325</div> <div>POPULATION</div> | <div>\$121K</div> <div>MEDIAN IN-COME</div> | <div>48°F</div> <div>AVG TEMP</div> | <div>54%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|