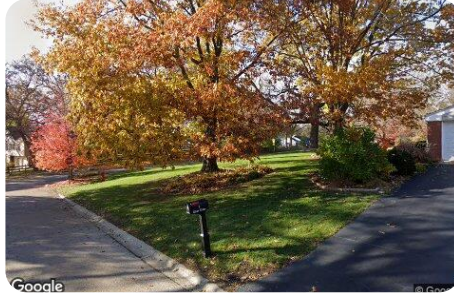
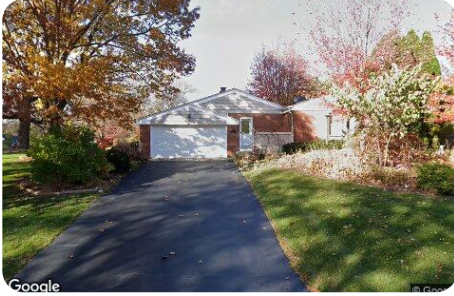


Single Family Residence **RESIDENTIAL**

2 RIVER DR

TROUT VALLEY, IL 60013

\$584,731 TopHap Estimate · \$241 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,424 ft²

LIVING AREA

0.52 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$585K

\$535K low

\$634K high

Last Sale

\$266,000 · Oct 3, 1994

Est. Owner Equity

\$19,731

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$12,388 (2024)
Assessed Value	\$170,971
Previous Assessed	\$152,912
Assessor Market Value	\$512,913

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	McHenry
Lot (acres)	0.52
Heating	Forced Air

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briargate Elementary School	Elementary	1–5	0.3 mi
Cary-Grove High School	High	9–12	1.5 mi
Cary Junior High School	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

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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