

Single Family Residence **RESIDENTIAL**

## 212 N RIVER RD

FOX RIVER GROVE, IL 60021

**\$383,876** TopHap Estimate · \$212 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**2**

BATHS

**1,814 ft<sup>2</sup>**

LIVING AREA

**0.1 ac**

LOT SIZE

**1942**

YEAR BUILT

**2**

STORIES

### VALUATION

**\$384K**

\$346K low

\$421K high

Last Sale

**\$116,000 · Aug 24, 2015**

Est. Owner Equity

**\$133,876**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,359 (2024) |
| Assessed Value        | \$92,785       |
| Previous Assessed     | \$82,984       |
| Assessor Market Value | \$278,355      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | McHenry                 |
| Heating       | Hot Water               |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| May 15, 2024 | Financing         | Intrafamily Transfer |           |                    |        |
| Oct 20, 2020 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Aug 18, 2015 | Resale            | Grant Deed           | \$116,000 | \$64               |        |
| Dec 4, 2014  | Recorded document | Grant Deed           |           |                    |        |
| Jul 22, 2002 | Resale            | Grant Deed           | \$210,000 | \$116              | \$168K |
| Mar 26, 1999 | Non-arms-length   | Grant Deed           | \$156,500 | \$86               |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Fox River Grove Middle School    | Middle     | 5–8    | 0.6 mi   |
| Algonquin Road Elementary School | Elementary | PK–4   | 0.9 mi   |
| Cary-Grove High School           | High       | 9–12   | 1.6 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 60021

|                           |                             |                            |                                 |                         |                        |
|---------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>103</b><br>CRIME INDEX | <b>112</b><br>AIR POLLUTION | <b>4,143</b><br>POPULATION | <b>\$123K</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>Owner occupied</b> |
|-----------|-----------------------|