

Single Family Residence **RESIDENTIAL**

204 N RIVER RD

FOX RIVER GROVE, IL 60021

\$417,316 TopHap Estimate · \$336 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,242 ft²

LIVING AREA

0.29 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

VALUATION

\$417K

\$359K low

\$476K high

Last Sale

\$400,000 · May 14, 2025

Est. Owner Equity

\$67,316

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$10,518 (2024)
Assessed Value	\$117,740
Previous Assessed	\$105,304
Assessor Market Value	\$353,220

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	McHenry
Heating	Forced Air

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 29, 2025	Resale	Warranty Deed	\$400,000	\$322	\$350K
Sep 3, 2015	Resale	Warranty Deed	\$235,000	\$189	
Jun 1, 2015	Non-arms-length	Grant Deed	\$149,001	\$120	
Jan 3, 2007	Financing	Intrafamily Transfer			\$440K
Aug 27, 1999	Resale	Grant Deed	\$207,500	\$167	\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fox River Grove Middle School	Middle	5–8	0.6 mi
Algonquin Road Elementary School	Elementary	PK–4	0.8 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

103 CRIME INDEX	112 AIR POLLUTION	4,143 POPULATION	\$123K 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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