

Single Family Residence **RESIDENTIAL**

304 N RIVER RD

FOX RIVER GROVE, IL 60021

\$354,559 TopHap Estimate · \$286 / ft² · confidence 92 · as of Jun 23, 2026



2

BEDS

1

BATHS

1,240 ft²

LIVING AREA

0.21 ac

LOT SIZE

1922

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$355K

\$326K low

\$383K high

Last Sale

\$227,500 · Sep 1, 2009

Est. Owner Equity

\$354,559

TAX & ASSESSMENT

Property Tax	\$8,313 (2024)
Assessed Value	\$86,742
Previous Assessed	\$77,580
Assessor Market Value	\$260,226

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	McHenry
Heating	Forced Air
Cooling	Central

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 15, 2023	Financing	Transfer On Death Deed			
Aug 28, 2009	Resale	Grant Deed	\$227,500	\$183	
Jul 28, 2009	Resale	Grant Deed	\$174,000	\$140	\$235K
Mar 3, 2005	Recorded document	Grant Deed			
Nov 12, 2004	Resale	Warranty Deed	\$300,000	\$242	\$240K
Jul 17, 2003	Resale	Grant Deed	\$272,000	\$219	\$258K
Jul 24, 1998	Recorded document	Grant Deed			
Dec 17, 1997	Resale	Grant Deed	\$138,000	\$111	\$110K

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

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	Absentee owner
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