

Single Family Residence **RESIDENTIAL**

212 RIVER DR

TROUT VALLEY, IL 60013

\$699,022 TopHap Estimate · \$210 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,331 ft²

LIVING AREA

0.52 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

VALUATION

\$699K

\$631K low

\$767K high

Est. Owner Equity

\$582,022

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$15,527 (2024)
Assessed Value	\$202,236
Previous Assessed	\$180,875
Assessor Market Value	\$606,708

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 22, 2017	Quitclaim	Quit Claim Transfer			
Jun 21, 2001	Quitclaim	Quit Claim Transfer			\$85K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briargate Elementary School	Elementary	1–5	1.0 mi
Cary-Grove High School	High	9–12	2.1 mi
Cary Junior High School	Middle	6–8	2.7 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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