

Residential (General/Single)

RESIDENTIAL

213 RIVER DR

TROUT VALLEY, IL 60013

\$699,000 TopHap Estimate · \$285 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,451 ft²

LIVING AREA

0.63 ac

LOT SIZE

1973

YEAR BUILT

2

STORIES

VALUATION

\$699K

\$641K low

\$757K high

Est. Owner Equity

\$0

Loan-to-Value

127%

TAX & ASSESSMENT

Property Tax	\$14,291 (2024)
Assessed Value	\$194,769
Previous Assessed	\$174,197
Assessor Market Value	\$584,307

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Colonial
County	MCHENRY
Lot (acres)	0.64
Heating	Forced Air With Air Conditioning
Pool	No

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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------