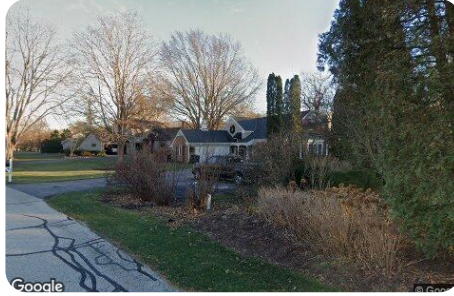


Single Family Residence **RESIDENTIAL**

215 RIVER DR

TROUT VALLEY, IL 60013

\$638,628 TopHap Estimate · \$286 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,231 ft²

LIVING AREA

0.69 ac

LOT SIZE

1973

YEAR BUILT

2

STORIES

VALUATION

\$639K

\$583K low

\$694K high

Last Sale

\$625,000 · Nov 21, 2025

Est. Owner Equity

\$638,628

TAX & ASSESSMENT

Property Tax	\$15,391 (2024)
Assessed Value	\$208,525
Previous Assessed	\$208,525
Assessor Market Value	\$625,575

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	McHenry
Lot (acres)	0.69
Heating	Forced Air

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 6, 2026	Financing	Intrafamily Transfer			
Nov 10, 2025	Resale	Deed	\$625,000	\$280	

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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