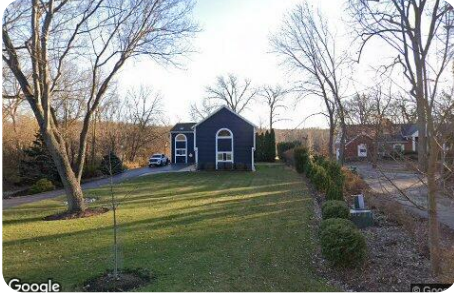


Single Family Residence **RESIDENTIAL**

217 RIVER DR

TROUT VALLEY, IL 60013

\$902,175 TopHap Estimate · \$226 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,988 ft²

LIVING AREA

0.84 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

VALUATION

\$902K

\$820K low

\$985K high

Last Sale

\$495,000 · Sep 4, 2003

Est. Owner Equity

\$247,175

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$20,920 (2024)
Assessed Value	\$269,688
Previous Assessed	\$241,202
Assessor Market Value	\$809,064

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	McHenry
Lot (acres)	0.84
Heating	Forced Air
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 19, 2018	Quitclaim	Quit Claim Transfer			
Sep 4, 2003	Resale	Grant Deed	\$495,000	\$124	\$395K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briargate Elementary School	Elementary	1–5	0.9 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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