

Single Family Residence **RESIDENTIAL**

197 RIVER DR

TROUT VALLEY, IL 60013

\$581,333 TopHap Estimate · \$191 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,040 ft²

LIVING AREA

0.64 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

VALUATION

\$581K

\$550K low

\$613K high

Last Sale

\$311,000 · May 28, 1998

Est. Owner Equity

\$1,433

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$12,325 (2024)
Assessed Value	\$170,182
Previous Assessed	\$152,206
Assessor Market Value	\$510,546

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	McHenry
Lot (acres)	0.64
Heating	Forced Air

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 17, 2015	Quitclaim	Quit Claim Transfer			
Oct 13, 2003	Quitclaim	Quit Claim Transfer			\$270K
May 28, 1998	Resale	Grant Deed	\$311,000	\$102	\$280K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briargate Elementary School	Elementary	1–5	0.2 mi
Cary-Grove High School	High	9–12	1.4 mi
Cary Junior High School	Middle	6–8	2.0 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
-----------	----------------