

Single Family Residence **RESIDENTIAL**

179 RIVER DR

TROUT VALLEY, IL 60013

\$660,306 TopHap Estimate · \$260 / ft² · confidence 92 · as of Jul 14, 2026

3
BEDS

3
BATHS

2,542 ft²
LIVING AREA

1.22 ac
LOT SIZE

1960
YEAR BUILT

1
STORIES

VALUATION

\$660K

\$605K low

\$715K high

Last Sale

\$275,000 · Jun 11, 2015

Est. Owner Equity

\$660,306

TAX & ASSESSMENT

Property Tax	\$12,323 (2024)
Assessed Value	\$170,158
Previous Assessed	\$152,185
Assessor Market Value	\$510,474

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	McHenry
Lot (acres)	1.23
Heating	Forced Air

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 21, 2015	Resale	Warranty Deed	\$275,000	\$108	
Dec 20, 2004	Quitclaim	Quit Claim Transfer			
Apr 9, 2002	Non-arms-length	Grant Deed	\$300,000	\$118	\$240K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briargate Elementary School	Elementary	1–5	0.5 mi
Cary-Grove High School	High	9–12	1.7 mi
Cary Junior High School	Middle	6–8	2.3 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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