

Single Family Residence

RESIDENTIAL

198 RIVER DR

TROUT VALLEY, IL 60013

\$575,300

TopHap Estimate · \$261 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,207 ft²

LIVING AREA

0.64 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

VALUATION

\$575K

\$545K low

\$606K high

Last Sale

\$310,000 · May 21, 2019

Est. Owner Equity

\$338,300

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$13,144 (2024)
Assessed Value	\$172,417
Previous Assessed	\$154,205
Assessor Market Value	\$517,251

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 26, 2019	Resale	Deed	\$310,000	\$140	\$248K
Feb 23, 2007	Quitclaim	Quit Claim Transfer			
Jan 12, 2001	Resale	Grant Deed	\$266,500	\$121	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briargate Elementary School	Elementary	1–5	0.3 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
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
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