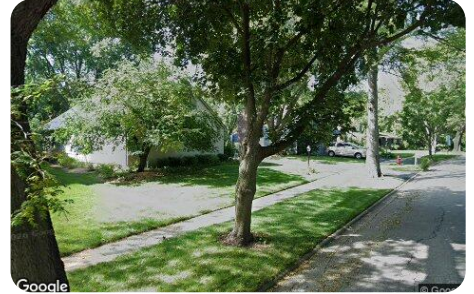


Single Family Residence **RESIDENTIAL**

196 RIVER DR

TROUT VALLEY, IL 60013

\$486,420 TopHap Estimate · \$193 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,519 ft²

LIVING AREA

0.64 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

10

ROOMS

VALUATION

\$486K

\$448K low

\$524K high

Last Sale

\$322,000 · Aug 15, 2003

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$11,331 (2024)
Assessed Value	\$149,738
Previous Assessed	\$133,922
Assessor Market Value	\$449,214

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	McHenry
Lot (acres)	0.64
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 15, 2003	Resale	Grant Deed	\$322,000	\$128	\$258K
Mar 29, 2001	Resale	Grant Deed	\$278,000	\$110	\$222K
Jun 1, 1999	Resale	Grant Deed	\$253,000	\$100	\$240K

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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