

Single Family Residence **RESIDENTIAL**

## 300 N RIVER RD

FOX RIVER GROVE, IL 60021

**\$404,536** TopHap Estimate · \$280 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,444 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1922**

YEAR BUILT

**2**

STORIES

### VALUATION

**\$405K**

\$378K low

\$431K high

Est. Owner Equity

**\$334,322**

Loan-to-Value

**17%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,321 (2024) |
| Assessed Value        | \$102,823      |
| Previous Assessed     | \$91,963       |
| Assessor Market Value | \$308,469      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | McHenry                 |
| Heating       | Hot Water               |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------------|-------|--------------------|------|
| Feb 17, 2010 | Quitclaim | Quit Claim Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Fox River Grove Middle School    | Middle     | 5–8    | 0.6 mi   |
| Algonquin Road Elementary School | Elementary | PK–4   | 0.9 mi   |
| Cary-Grove High School           | High       | 9–12   | 1.6 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 60021

|                    |                      |                     |                          |                  |                 |
|--------------------|----------------------|---------------------|--------------------------|------------------|-----------------|
| 103<br>CRIME INDEX | 112<br>AIR POLLUTION | 4,143<br>POPULATION | \$123K<br>MEDIAN IN-COME | 48°F<br>AVG TEMP | 54%<br>SUNSHINE |
|--------------------|----------------------|---------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|