

Single Family Residence

RESIDENTIAL

35 RIVER RIDGE DR

SLEEPY HOLLOW, IL 60118

\$650,706

TopHap Estimate · \$190 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3,430 ft²

LIVING AREA

0.73 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$651K

\$632K low

\$670K high

Last Sale

\$545,000 · Dec 15, 2021

Est. Owner Equity

\$135,706

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$14,956 (2025)
Assessed Value	\$219,789
Previous Assessed	\$199,193
Assessor Market Value	\$659,631

PROPERTY FACTS

Property Type	Single Family Residence
County	KANE
Lot (acres)	0.73
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 17, 2021	Resale	Warranty Deed	\$545,000	\$159	\$515K
Mar 11, 2021	Resale	Warranty Deed	\$450,000	\$131	\$350K
Jul 21, 2004	Resale	Warranty Deed	\$472,000	\$138	\$334K
Dec 21, 1999	Non-arms-length	Grant Deed	\$375,000	\$109	\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sleepy Hollow Elementary School	Elementary	KG–5	0.6 mi
Dundee Middle School	Middle	6–8	2.6 mi
Dundee-Crown High School	High	9–12	3.7 mi

District: Community Unit School District 300

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 60118

128 CRIME INDEX	117 AIR POLLUTION	19,524 POPULATION	\$105K 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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