

Single Family Residence **RESIDENTIAL**

26 RIVER RIDGE DR

SLEEPY HOLLOW, IL 60118

\$701,635 TopHap Estimate · \$220 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,190 ft²

LIVING AREA

0.64 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$702K

\$645K low

\$758K high

Last Sale

\$645,000 · Jun 7, 2023

Est. Owner Equity

\$88,885

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$15,272 (2025)
Assessed Value	\$222,400
Previous Assessed	\$203,253
Assessor Market Value	\$667,467

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	KANE
Lot (acres)	0.64
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 26, 2023	Resale	Warranty Deed	\$645,000	\$202	\$613K
Apr 10, 2013	Recorded document	Grant Deed			
Apr 10, 2013	Quitclaim	Quit Claim Transfer			
May 12, 2004	Resale	Grant Deed	\$627,500	\$197	\$425K
Apr 14, 1998	Resale	Grant Deed	\$83,500	\$26	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sleepy Hollow Elementary School	Elementary	KG–5	0.7 mi
Dundee Middle School	Middle	6–8	2.7 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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