

Single Family Residence **RESIDENTIAL**

120 S RIVER RD

FOX RIVER GROVE, IL 60021

\$353,758 TopHap Estimate · \$182 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,940 ft²

LIVING AREA

0.3 ac

LOT SIZE

1922

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$354K

\$331K low

\$376K high

Last Sale

\$201,000 · Mar 18, 2014

Est. Owner Equity

\$215,002

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$7,987 (2024)
Assessed Value	\$91,341
Previous Assessed	\$81,693
Assessor Market Value	\$274,023

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	McHenry
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 18, 2021	Financing	Intrafamily Transfer			
Dec 18, 2021	Financing	Intrafamily Transfer			\$139K
Oct 13, 2020	Quitclaim	Quit Claim Transfer			
Mar 14, 2014	Resale	Warranty Deed	\$201,000	\$104	\$181K
Apr 3, 2013	Quitclaim	Quit Claim Transfer			
Apr 30, 2013	Resale	Grant Deed	\$67,101	\$35	
Apr 26, 2012	Non-arms-length	Trustees Deed	\$72,000	\$37	
Nov 21, 2003	Resale	Grant Deed	\$225,000	\$116	\$206K
May 4, 1999	Quitclaim	Quit Claim Transfer			\$123K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Algonquin Road Elementary School	Elementary	PK–4	0.3 mi
Fox River Grove Middle School	Middle	5–8	0.8 mi
Cary-Grove High School	High	9–12	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 60021

103 CRIME INDEX	112 AIR POLLUTION	4,143 POPULATION	\$123K 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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