

Single Family Residence

RESIDENTIAL

111 RIVER DR

TROUT VALLEY, IL 60013

\$627,877 TopHap Estimate · \$284 / ft² · confidence 92 · as of Jul 14, 2026

3

BATHS

2,214 ft²

LIVING AREA

0.76 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

VALUATION

\$628K

\$577K low

\$679K high

Last Sale

\$355,000 · May 3, 2016

Est. Owner Equity

\$343,877

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax

\$12,368 (2024)

Assessed Value

\$162,709

Previous Assessed

\$145,523

Assessor Market Value

\$488,127

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	McHenry
Lot (acres)	0.76
Heating	Forced Air

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 6, 2016	Resale	Warranty Deed	\$355,000	\$160	\$284K
Apr 24, 2003	Resale	Grant Deed	\$390,000	\$176	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briargate Elementary School	Elementary	1–5	0.5 mi
Cary-Grove High School	High	9–12	1.7 mi
Cary Junior High School	Middle	6–8	2.3 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 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.

OWNERSHIP

Occupancy

Owner occupied