

Single Family Residence **RESIDENTIAL**

38 RIVER RIDGE DR

SLEEPY HOLLOW, IL 60118

\$710,656 TopHap Estimate · \$220 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3,228 ft²

LIVING AREA

0.7 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

9

ROOMS

3

PARKING

VALUATION

\$711K

\$680K low

\$741K high

Last Sale

\$530,000 · Jul 7, 2014

Est. Owner Equity

\$340,656

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$16,346 (2025)
Assessed Value	\$237,479
Previous Assessed	\$217,034
Assessor Market Value	\$712,722

PROPERTY FACTS

Property Type	Single Family Residence
County	KANE
Lot (acres)	0.70
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 25, 2018	Quitclaim	Quit Claim Transfer			
Jul 1, 2014	Resale	Deed	\$530,000	\$164	\$424K
Nov 20, 2006	Quitclaim	Quit Claim Transfer			\$163K
Nov 20, 2006	Quitclaim	Quit Claim Transfer			
Jul 18, 2002	Resale	Grant Deed	\$425,000	\$132	\$340K

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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