

Single Family Residence

RESIDENTIAL

3 RIVER DR

TROUT VALLEY, IL 60013

\$527,817 TopHap Estimate · \$217 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,433 ft²

LIVING AREA

0.46 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

VALUATION

\$528K

\$507K low

\$549K high

Last Sale

\$373,000 · Jul 16, 2020

Est. Owner Equity

\$437,417

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$12,003 (2024)
Assessed Value	\$158,150
Previous Assessed	\$141,445
Assessor Market Value	\$474,450

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	McHenry
Lot (acres)	0.46
Heating	Forced Air

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 29, 2020	Resale	Warranty Deed	\$373,000	\$153	\$263K
Jul 9, 2015	Resale	Warranty Deed	\$225,000	\$92	
Oct 13, 2014	Non-arms-length	Grant Deed	\$121,000	\$50	
Oct 13, 2014	Non-arms-length	Grant Deed	\$121,000	\$50	
Aug 21, 2001	Resale	Grant Deed	\$253,500	\$104	\$241K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briargate Elementary School	Elementary	1–5	0.3 mi
Cary-Grove High School	High	9–12	1.5 mi
Cary Junior High School	Middle	6–8	2.1 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
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