

Residential (General/Single)

RESIDENTIAL

112 RIVER DR

TROUT VALLEY, IL 60013

\$573,129 TopHap Estimate · \$295 / ft² · confidence 93 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,943 ft²

LIVING AREA

0.63 ac

LOT SIZE

1967

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$573K

\$531K low

\$615K high

Last Sale

\$432,500 · Sep 12, 2022

Est. Owner Equity

\$227,129

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax

\$11,408 (2024)

Assessed Value

\$160,704

Previous Assessed

\$143,730

Assessor Market Value

\$482,112

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Ranch
County	MCHENRY
Lot (acres)	0.63
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 24, 2022	Financing	Intrafamily Transfer			
Jul 22, 2022	Resale	Warranty Deed	\$432,500	\$223	\$346K
Jul 24, 2017	Financing	Intrafamily Transfer			\$219K
Mar 2, 2016	Quitclaim	Quit Claim Transfer			
Aug 14, 2015	Resale	Deed	\$268,000	\$138	\$214K
Jan 25, 2007	Resale	Warranty Deed	\$389,000	\$200	
Nov 17, 2006	Resale	Warranty Deed	\$330,000	\$170	\$264K
May 24, 2006	Resale	Warranty Deed	\$415,000	\$214	\$205K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briargate Elementary School	Elementary	1–5	0.6 mi
Cary-Grove High School	High	9–12	1.8 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
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