

Single Family Residence

RESIDENTIAL

34 RIVER RIDGE DR

SLEEPY HOLLOW, IL 60118

\$747,540 TopHap Estimate · \$169 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

4,411 ft²

LIVING AREA

0.72 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

9

ROOMS

4

PARKING

VALUATION

\$748K

\$712K low

\$784K high

Last Sale

\$651,500 · Aug 3, 2005

Est. Owner Equity

\$497,540

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$17,018 (2025)
Assessed Value	\$254,909
Previous Assessed	\$232,964
Assessor Market Value	\$765,033

PROPERTY FACTS

Property Type	Single Family Residence
County	KANE
Lot (acres)	0.72
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 20, 2005	Resale	Deed	\$651,500	\$148	\$250K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sleepy Hollow Elementary School	Elementary	KG–5	0.6 mi
Dundee Middle School	Middle	6–8	2.7 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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