

Single Family Residence **RESIDENTIAL**

16 RIVER RIDGE DR

SLEEPY HOLLOW, IL 60118

\$693,014 TopHap Estimate · \$182 / ft² · confidence 94 · as of Jul 14, 2026



3,802 ft²
LIVING AREA

0.64 ac
LOT SIZE

2000
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$693K

\$653K low

\$733K high

Last Sale

\$550,000 · Jul 28, 2005

Est. Owner Equity

\$388,514

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$16,987 (2025)
Assessed Value	\$246,471
Previous Assessed	\$225,252
Assessor Market Value	\$739,709

PROPERTY FACTS

Property Type	Single Family Residence
County	KANE
Lot (acres)	0.64
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 22, 2005	Resale	Warranty Deed	\$550,000	\$145	\$150K
Dec 29, 1999	Financing	Grant Deed			\$150K
May 21, 1999	Resale	Grant Deed	\$89,000	\$23	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sleepy Hollow Elementary School	Elementary	KG–5	0.7 mi
Dundee Middle School	Middle	6–8	2.8 mi
Dundee-Crown High School	High	9–12	3.8 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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