

Single Family Residence **RESIDENTIAL**

# 8412 RIVERWAY DR

CARY, IL 60013

**\$311,693** TopHap Estimate · \$186 / ft² · confidence 78 · as of Jun 23, 2026



**2**  
BEDS

**2**  
BATHS

**1,673 ft²**  
LIVING AREA

**0.35 ac**  
LOT SIZE

**1917**  
YEAR BUILT

**2**  
STORIES

## VALUATION

**\$312K**

\$243K low

\$380K high

Last Sale

**\$315,000 · Mar 3, 2025**

Est. Owner Equity

**\$6,143**

Loan-to-Value

**98%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,252 (2024) |
| Assessed Value        | \$93,587       |
| Previous Assessed     | \$83,702       |
| Assessor Market Value | \$280,761      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | McHenry                 |
| Heating       | Forced Air              |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Feb 25, 2025 | Resale | Warranty Deed | \$315,000 | \$188              | \$306K |
| Oct 27, 2021 | Resale | Warranty Deed | \$250,000 | \$149              | \$245K |
| Jun 16, 2006 | Resale | Warranty Deed | \$202,000 | \$121              | \$162K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Cary-Grove High School      | High       | 9–12   | 2.0 mi   |
| Cary Junior High School     | Middle     | 6–8    | 2.3 mi   |
| Deer Path Elementary School | Elementary | 1–5    | 2.5 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<br>CRIME INDEX | 110<br>AIR POLLUTION | 25,325<br>POPULATION | \$121K<br>MEDIAN IN-COME | 48°F<br>AVG TEMP | 54%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|