

Single Family Residence **RESIDENTIAL**

12015 BEND RIVER RD

ROSCOE, IL 61073

\$235,379 TopHap Estimate · \$166 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,415 ft²

LIVING AREA

0.45 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$235K

\$209K low

\$262K high

Last Sale

\$148,000 · Sep 26, 2023

Est. Owner Equity

\$235,379

TAX & ASSESSMENT

Property Tax	\$4,518 (2025)
Assessed Value	\$68,885
Previous Assessed	\$63,035
Assessor Market Value	\$206,655

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.45
Heating	Gas
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 3, 2023	Financing	Intrafamily Transfer			
Sep 21, 2023	Resale	Deed	\$148,000	\$105	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hononegah Chd High School	High	9–12	2.0 mi
Roscoe Middle School	Middle	6–8	2.3 mi
Ledgewood Elementary School	Elementary	PK–1	3.5 mi

District: Hononegah Community High School District 207

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 61073

42 CRIME INDEX	89 AIR POLLUTION	20,151 POPULATION	\$101K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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