

Single Family Residence **RESIDENTIAL**

12028 BEND RIVER RD

ROSCOE, IL 61073

\$263,145 TopHap Estimate · \$201 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,306 ft²

LIVING AREA

0.53 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$263K

\$243K low

\$283K high

Est. Owner Equity

\$171,145

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$5,540 (2025)
Assessed Value	\$76,968
Previous Assessed	\$70,432
Assessor Market Value	\$230,904

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.53
Heating	Gas
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

24
WILDFIRE

69
HEAT

62
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 4, 2003	Quitclaim	Quit Claim Transfer			\$94K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hononegah Chd High School	High	9–12	1.9 mi
Roscoe Middle School	Middle	6–8	2.3 mi
Ledgewood Elementary School	Elementary	PK–1	3.6 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	Owner occupied
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