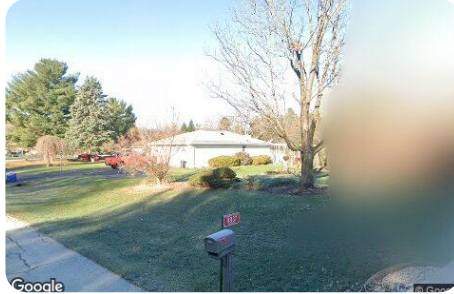


Single Family Residence **RESIDENTIAL**

# 11837 BEND RIVER RD

ROSCOE, IL 61073

**\$311,486** TopHap Estimate · \$164 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,901 ft<sup>2</sup>**

LIVING AREA

**0.66 ac**

LOT SIZE

**1984**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$311K**

\$293K low

\$330K high

Last Sale

**\$175,000 · Jul 21, 2015**

Est. Owner Equity

**\$141,486**

Loan-to-Value

**55%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,532 (2025) |
| Assessed Value        | \$89,681       |
| Previous Assessed     | \$82,065       |
| Assessor Market Value | \$269,043      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.66                    |
| Heating       | Gas                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck

## CLIMATE RISK

1  
FLOOD

25  
WILDFIRE

69  
HEAT

62  
STORM

31  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Jul 17, 2015 | Resale | Warranty Deed | \$175,000 | \$92               | \$166K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Hononegah Chd High School   | High       | 9–12   | 2.1 mi   |
| Roscoe Middle School        | Middle     | 6–8    | 2.2 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<br>CRIME INDEX | 89<br>AIR POLLUTION | 20,151<br>POPULATION | \$101K<br>MEDIAN IN-COME | 48°F<br>AVG TEMP | 52%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

### OWNERSHIP

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