

Single Family Residence

RESIDENTIAL

9258 RIVER VIEW TRL

ROSCOE, IL 61073

\$454,230 TopHap Estimate · \$260 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,749 ft²

LIVING AREA

0.43 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$454K

\$438K low

\$471K high

Last Sale

\$215,000 · Nov 10, 2015

Est. Owner Equity

\$250,018

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$8,871 (2025)
Assessed Value	\$121,292
Previous Assessed	\$110,779
Assessor Market Value	\$363,876

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.43
Heating	Gas
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

29
WILDFIRE

69
HEAT

63
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 12, 2022	Financing	Intrafamily Transfer			\$204K
Sep 4, 2015	Resale	Warranty Deed	\$215,000	\$123	\$211K
Jul 18, 2007	Resale	Warranty Deed	\$296,000	\$169	\$188K
May 12, 2000	Non-arms-length	Grant Deed	\$33,000	\$19	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stephen Mack Middle School	Middle	6–8	2.5 mi
Rockton Elementary School	Elementary	PK–2	4.2 mi
Hononegah Chd High School	High	9–12	4.3 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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