

Single Family Residence **RESIDENTIAL**

9204 RIVER VIEW TRL

ROSCOE, IL 61073

\$458,184 TopHap Estimate · \$268 / ft² · confidence 83 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,707 ft²

LIVING AREA

0.39 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$458K

\$381K low

\$536K high

Last Sale

\$233,900 · Oct 16, 2000

Est. Owner Equity

\$27,484

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$9,492 (2025)
Assessed Value	\$134,368
Previous Assessed	\$122,722
Assessor Market Value	\$403,104

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.39
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
Dec 6, 2000	Resale	Grant Deed	\$234,000	\$137	\$144K
Aug 12, 1997	Resale	Grant Deed	\$33,000	\$19	
Aug 12, 1997	Resale	Grant Deed	\$247,000	\$145	\$199K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stephen Mack Middle School	Middle	6–8	2.6 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
-----------	-----------------------