

Single Family Residence **RESIDENTIAL**

9906 RIVERS BEND DR

ROSCOE, IL 61073

\$431,020 TopHap Estimate · \$228 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,891 ft²
LIVING AREA

0.7 ac
LOT SIZE

1992
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$431K

\$402K low

\$460K high

Last Sale

\$284,000 · Jun 23, 2021

Est. Owner Equity

\$143,920

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$9,571 (2025)
Assessed Value	\$128,883
Previous Assessed	\$117,712
Assessor Market Value	\$386,649

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.70
Heating	Gas
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 28, 2021	Resale	Warranty Deed	\$284,000	\$150	\$270K
Mar 11, 2014	Resale	Warranty Deed	\$232,000	\$123	\$220K
Nov 18, 1997	Resale	Grant Deed	\$205,000	\$108	\$97K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.0 mi
Ledgewood Elementary School	Elementary	PK–1	3.1 mi
Hononegah Chd High School	High	9–12	4.0 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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