

Single Family Residence

RESIDENTIAL

9886 RIVERS BEND DR

ROSCOE, IL 61073

\$427,795 TopHap Estimate · \$302 / ft² · confidence 54 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,418 ft²

LIVING AREA

0.79 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$428K

\$232K low

\$623K high

Last Sale

\$18,000 · Mar 8, 1992

Est. Owner Equity

\$0

Loan-to-Value

113%

TAX & ASSESSMENT

Property Tax	\$7,629 (2025)
Assessed Value	\$108,945
Previous Assessed	\$99,502
Assessor Market Value	\$326,835

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.79
Heating	Gas
Pool	No

Deck

CLIMATE RISK

1
FLOOD

24
WILDFIRE

69
HEAT

63
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 30, 2014	Quitclaim	Quit Claim Transfer			
Nov 26, 2002	Quitclaim	Quit Claim Transfer			\$178K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.0 mi
Ledgewood Elementary School	Elementary	PK–1	3.2 mi
Hononegah Chd High School	High	9–12	4.1 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