

Single Family Residence **RESIDENTIAL**

9874 RIVERS BEND DR

ROSCOE, IL 61073

\$512,360 TopHap Estimate · \$261 / ft² · confidence 49 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,964 ft²

LIVING AREA

0.8 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$512K

\$249K low

\$776K high

Est. Owner Equity

\$396,360

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$6,984 (2025)
Assessed Value	\$100,664
Previous Assessed	\$91,939
Assessor Market Value	\$301,992

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.80
Heating	Gas
Fireplace	Yes
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
Jun 30, 2000	Quitclaim	Quit Claim Transfer			\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.1 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.

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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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