

Single Family Residence

RESIDENTIAL

9860 RIVERS BEND DR

ROSCOE, IL 61073

\$485,630

TopHap Estimate · \$250 / ft² · confidence 60 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,946 ft²

LIVING AREA

0.82 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$486K

\$292K low

\$680K high

Last Sale

\$124,000 · Jan 22, 1993

Est. Owner Equity

\$271,630

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$8,985 (2025)
Assessed Value	\$121,356
Previous Assessed	\$110,838
Assessor Market Value	\$364,068

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.82
Heating	Gas
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

25
WILDFIRE

69
HEAT

63
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

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.

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
-----------	-----------------------