

Single Family Residence

**RESIDENTIAL**

# 9816 RIVERS BEND DR

ROSCOE, IL 61073

**\$703,616** TopHap Estimate · \$295 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,383 ft<sup>2</sup>**

LIVING AREA

**0.91 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$704K**

\$677K low

\$730K high

Last Sale

**\$438,000 · Jul 17, 2017**

Est. Owner Equity

**\$440,666**

Loan-to-Value

**33%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$16,536 (2025) |
| Assessed Value        | \$218,308       |
| Previous Assessed     | \$199,387       |
| Assessor Market Value | \$654,924       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.91                    |
| Heating       | Gas                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck

## CLIMATE RISK

**71**  
FLOOD

**25**  
WILDFIRE

**69**  
HEAT

**63**  
STORM

**31**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jul 13, 2017 | Resale    | Grant Deed          | \$438,000 | \$184              | \$320K |
| Aug 4, 2004  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jul 13, 1998 | Resale    | Grant Deed          | \$119,666 | \$50               | \$88K  |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Roscoe Middle School        | Middle     | 6–8    | 2.1 mi   |
| Ledgewood Elementary School | Elementary | PK–1   | 3.3 mi   |
| Hononegah Chd High School   | High       | 9–12   | 4.2 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>42</div> <div>CRIME INDEX</div> | <div>89</div> <div>AIR POLLUTION</div> | <div>20,151</div> <div>POPULATION</div> | <div>\$101K</div> <div>MEDIAN IN-COME</div> | <div>48°F</div> <div>AVG TEMP</div> | <div>52%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|