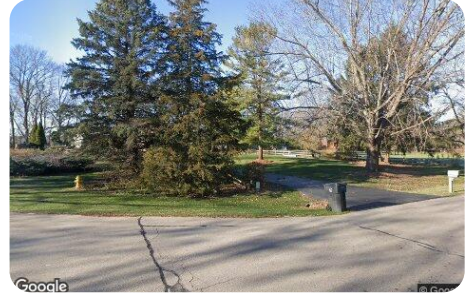


Single Family Residence **RESIDENTIAL**

11520 BEND RIVER RD

ROSCOE, IL 61073

\$318,175 TopHap Estimate · \$220 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,443 ft²

LIVING AREA

0.59 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$318K

\$295K low

\$341K high

Last Sale

\$143,000 · May 16, 1997

Est. Owner Equity

\$228,977

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$7,322 (2025)
Assessed Value	\$94,009
Previous Assessed	\$85,861
Assessor Market Value	\$282,027

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.59
Heating	Gas
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

65
FLOOD

28
WILDFIRE

69
HEAT

62
STORM

31
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 20, 1997	Resale	Grant Deed	\$143,000	\$99	\$116K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.1 mi
Hononegah Chd High School	High	9–12	2.3 mi
Ledgewood Elementary School	Elementary	PK–1	3.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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