

Single Family Residence **RESIDENTIAL**

11602 BEND RIVER RD

ROSCOE, IL 61073

\$373,633 TopHap Estimate · \$271 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

1,380 ft²
LIVING AREA

0.83 ac
LOT SIZE

1988
YEAR BUILT

1
STORIES

7
ROOMS

VALUATION

\$374K

\$348K low

\$399K high

Last Sale

\$200,000 · Dec 23, 2025

Est. Owner Equity

\$373,633

TAX & ASSESSMENT

Property Tax	\$8,822 (2025)
Assessed Value	\$124,017
Previous Assessed	\$113,485
Assessor Market Value	\$372,051

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.83
Heating	Gas
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

77
FLOOD

19
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
Dec 16, 2025	Resale	Executors Deed	\$200,000	\$145	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.1 mi
Hononegah Chd High School	High	9–12	2.2 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	Absentee owner
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