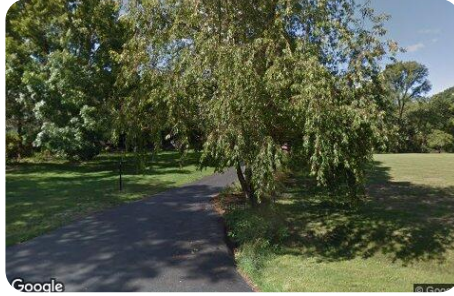


Single Family Residence **RESIDENTIAL**

11662 BEND RIVER RD

ROSCOE, IL 61073

\$456,521 TopHap Estimate · \$271 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,682 ft²

LIVING AREA

1.68 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$457K

\$391K low

\$522K high

Last Sale

\$445,000 · May 24, 2022

Est. Owner Equity

\$100,521

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$12,561 (2025)
Assessed Value	\$166,927
Previous Assessed	\$152,751
Assessor Market Value	\$500,781

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Heating	Gas
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

94
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 13, 2022	Resale	Deed	\$445,000	\$265	\$356K
Apr 8, 2015	Quitclaim	Quit Claim Transfer			
Aug 28, 2007	Resale	Warranty Deed	\$110,000	\$65	
Oct 6, 2006	Resale	Warranty Deed	\$362,000	\$215	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hononegah Chd High School	High	9–12	2.1 mi
Roscoe Middle School	Middle	6–8	2.2 mi
Ledgewood Elementary School	Elementary	PK–1	3.5 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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