

Single Family Residence **RESIDENTIAL**

11953 BEND RIVER RD

ROSCOE, IL 61073

\$229,657 TopHap Estimate · \$196 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,170 ft²

LIVING AREA

0.53 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$230K

\$217K low

\$243K high

Last Sale

\$98,000 · Dec 29, 1998

Est. Owner Equity

\$116,475

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$4,735 (2025)
Assessed Value	\$66,657
Previous Assessed	\$60,996
Assessor Market Value	\$199,971

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.53
Heating	Gas
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 31, 1998	Resale	Grant Deed	\$98,000	\$84	\$99K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hononegah Chd High School	High	9–12	2.0 mi
Roscoe Middle School	Middle	6–8	2.3 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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