

Single Family Residence **RESIDENTIAL**

11803 BEND RIVER RD

ROSCOE, IL 61073

\$284,948 TopHap Estimate · \$180 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,580 ft²

LIVING AREA

0.77 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$285K

\$270K low

\$300K high

Last Sale

\$180,000 · Jun 1, 2021

Est. Owner Equity

\$102,209

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$6,162 (2025)
Assessed Value	\$84,936
Previous Assessed	\$77,723
Assessor Market Value	\$254,808

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.77
Heating	Gas
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

25
WILDFIRE

69
HEAT

62
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 21, 2021	Resale	Warranty Deed	\$180,000	\$114	\$177K
May 2, 2014	Resale	Warranty Deed	\$138,900	\$88	\$132K

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	3.4 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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