

Single Family Residence **RESIDENTIAL**

11763 BEND RIVER RD

ROSCOE, IL 61073

\$265,741 TopHap Estimate · \$191 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,390 ft²

LIVING AREA

0.53 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$266K

\$250K low

\$282K high

Est. Owner Equity

\$245,741

Loan-to-Value

7%

TAX & ASSESSMENT

Property Tax	\$4,459 (2025)
Assessed Value	\$68,253
Previous Assessed	\$62,337
Assessor Market Value	\$204,759

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.53
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.

ASSIGNED SCHOOLS

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

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------