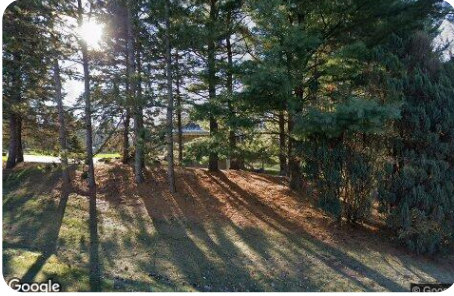


Single Family Residence **RESIDENTIAL**

11812 BEND RIVER RD

ROSCOE, IL 61073

\$399,277 TopHap Estimate · \$219 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,825 ft²

LIVING AREA

2.06 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$399K

\$357K low

\$442K high

Est. Owner Equity

\$189,277

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$11,182 (2025)
Assessed Value	\$154,251
Previous Assessed	\$141,152
Assessor Market Value	\$462,753

PROPERTY FACTS

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

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 10, 2010	Quitclaim	Quit Claim Transfer			
Feb 10, 2010	Quitclaim	Quit Claim Transfer			\$210K

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



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

OWNERSHIP

Occupancy	Owner occupied
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