Single Family Residence RESIDENTIAL

11872 BEND RIVER RD

ROSCOE, IL 61073

$397,134 TopHap Estimate · $191 / ft² · confidence 85 · as of Jul 14, 2026

3	2	2,078 ft²	1.54 ac
BEDS	BATHS	LIVING AREA	LOT SIZE

1983	1	7
YEAR BUILT	STORIES	ROOMS

VALUATION

$397K

$337K low — $458K high

Est. Owner Equity	**$285,134**
Loan-to-Value	**28%**

TAX & ASSESSMENT

Property Tax	**$10,422 (2025)**
Assessed Value	**$144,519**
Previous Assessed	**$132,247**
Assessor Market Value	**$433,557**

PROPERTY FACTS

Property Type	**Single Family Residence**
County	**WINNEBAGO**
Foundation	**No Foundation**
Heating	**Gas**
Pool	**No**

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	$/FT²	LOAN
Jan 26, 2009	Quitclaim	Quit Claim Transfer			
Jan 26, 2009	Quitclaim	Quit Claim Transfer			$85K
Jun 12, 2008	Quitclaim	Quit Claim Transfer			
Aug 5, 1999	Resale	Grant Deed	$212,000	$102	$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hononegah Chd High School	High	9–12	2.1 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	89	20,151	$101K	48°F	52%
CRIME INDEX	AIR POLLUTION	POPULATION	MEDIAN IN-COME	AVG TEMP	SUNSHINE

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

OWNERSHIP

Occupancy	**Owner occupied**