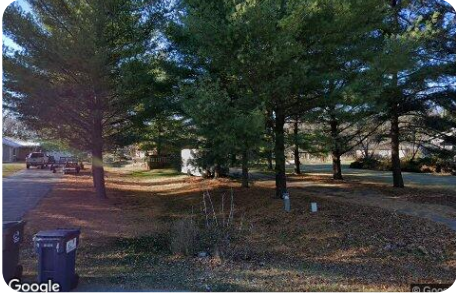


Single Family Residence **RESIDENTIAL**

11958 BEND RIVER RD

ROSCOE, IL 61073

\$375,332 TopHap Estimate · \$236 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,592 ft²

LIVING AREA

1.93 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$375K

\$357K low

\$394K high

Last Sale

\$340,000 · May 3, 2023

Est. Owner Equity

\$52,332

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$9,138 (2025)
Assessed Value	\$123,073
Previous Assessed	\$112,622
Assessor Market Value	\$369,219

PROPERTY FACTS

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

Deck

CLIMATE RISK

97
FLOOD

27
WILDFIRE

69
HEAT

62
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 1, 2023	Resale	Warranty Deed	\$340,000	\$214	\$323K
May 2, 2012	Resale	Grant Deed	\$227,500	\$143	\$182K
Apr 11, 2001	Quitclaim	Quit Claim Transfer			\$100K

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	3.6 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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