

Single Family Residence **RESIDENTIAL**

11970 BEND RIVER RD

ROSCOE, IL 61073

\$395,336 TopHap Estimate · \$216 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,834 ft²

LIVING AREA

2.07 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$395K

\$353K low

\$437K high

Last Sale

\$158,000 · Nov 10, 1992

Est. Owner Equity

\$187,336

Loan-to-Value

47%

TAX & ASSESSMENT

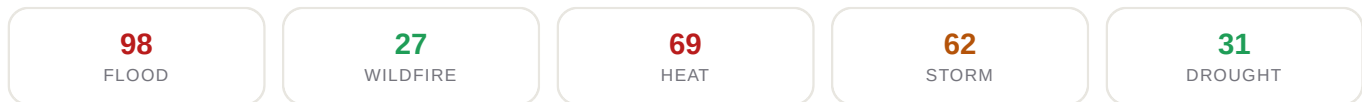
Property Tax	\$11,217 (2025)
Assessed Value	\$154,705
Previous Assessed	\$141,568
Assessor Market Value	\$464,115

PROPERTY FACTS

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

Deck

CLIMATE RISK



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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hononegah Chd High School	High	9–12	2.0 mi
Roscoe Middle School	Middle	6–8	2.4 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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