

Single Family Residence

RESIDENTIAL

9802 RIVERS BEND DR

ROSCOE, IL 61073

\$748,651 TopHap Estimate · \$386 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

1,941 ft²

LIVING AREA

0.87 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$749K

\$703K low

\$794K high

Last Sale

\$719,000 · Nov 24, 2025

Est. Owner Equity

\$103,151

Loan-to-Value

87%

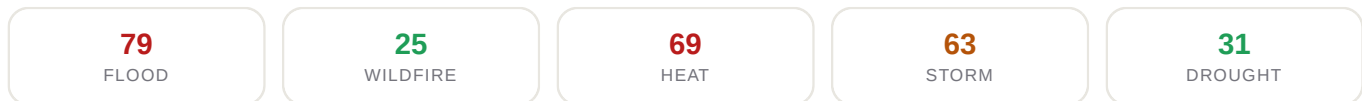
TAX & ASSESSMENT

Property Tax	\$17,909 (2025)
Assessed Value	\$235,932
Previous Assessed	\$215,483
Assessor Market Value	\$707,796

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.87
Heating	Gas
Fireplace	Yes
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 20, 2025	Resale	Deed	\$719,000	\$370	\$646K
Oct 4, 1996	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.1 mi
Ledgewood Elementary School	Elementary	PK–1	3.3 mi
Hononegah Chd High School	High	9–12	4.2 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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