

Single Family Residence **RESIDENTIAL**

# 9863 RIVERS BEND DR

ROSCOE, IL 61073

**\$572,335** TopHap Estimate · \$252 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**

BEDS

**4**

BATHS

**2,273 ft<sup>2</sup>**

LIVING AREA

**1.12 ac**

LOT SIZE

**1990**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$572K**

\$561K low

\$584K high

Last Sale

**\$315,000 · Nov 1, 2016**

Est. Owner Equity

**\$290,335**

Loan-to-Value

**48%**

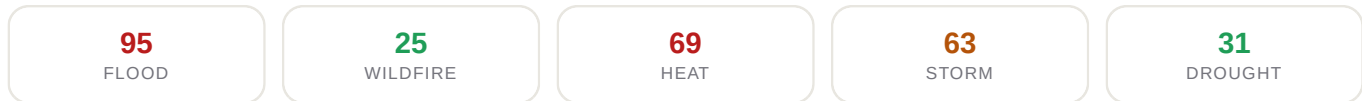
## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,669 (2025) |
| Assessed Value        | \$168,652       |
| Previous Assessed     | \$154,035       |
| Assessor Market Value | \$505,956       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| 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   |
|--------------|--------|---------------|-----------|--------|--------|
| Oct 31, 2016 | Resale | Warranty Deed | \$315,000 | \$139  | \$299K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Roscoe Middle School        | Middle     | 6–8    | 2.0 mi   |
| Ledgewood Elementary School | Elementary | PK–1   | 3.2 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<br>CRIME INDEX | 89<br>AIR POLLUTION | 20,151<br>POPULATION | \$101K<br>MEDIAN IN-COME | 48°F<br>AVG TEMP | 52%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|