

Single Family Residence **RESIDENTIAL**

# 13503 RACCOON RUN

ROSCOE, IL 61073

**\$315,241** TopHap Estimate · \$268 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,176 ft<sup>2</sup>**

LIVING AREA

**0.62 ac**

LOT SIZE

**1980**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$315K**

\$288K low

\$343K high

Est. Owner Equity

**\$240,085**

Loan-to-Value

**25%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,748 (2025) |
| Assessed Value        | \$78,299       |
| Previous Assessed     | \$71,513       |
| Assessor Market Value | \$234,897      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.62                    |
| Heating       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck

## CLIMATE RISK

1  
FLOOD

24  
WILDFIRE

67  
HEAT

61  
STORM

31  
DROUGHT

Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Willowbrook Middle School      | Middle     | 5–8    | 1.4 mi   |
| Prairie Hill Elementary School | Elementary | PK–4   | 2.3 mi   |
| Hononegah Chd High School      | High       | 9–12   | 5.3 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>42</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>20,151</b><br>POPULATION | <b>\$101K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|