

Single Family Residence

**RESIDENTIAL**

# 13512 RACCOON RUN

ROSCOE, IL 61073

**\$263,969** TopHap Estimate · \$255 / ft<sup>2</sup> · confidence 87 · as of Jun 23, 2026



**3**

BEDS

**2**

BATHS

**1,034 ft<sup>2</sup>**

LIVING AREA

**0.98 ac**

LOT SIZE

**1980**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$264K**

\$230K low

\$298K high

Est. Owner Equity

**\$211,969**

Loan-to-Value

**20%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,020 (2025) |
| Assessed Value        | \$77,153       |
| Previous Assessed     | \$70,466       |
| Assessor Market Value | \$231,459      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.98                    |
| Heating       | Gas                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck

## CLIMATE RISK

1  
FLOOD

24  
WILDFIRE

67  
HEAT

61  
STORM

31  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-------------------|---------------------|-------|--------------------|------|
| Jun 21, 2017 | Quitclaim         | Quit Claim Transfer |       |                    |      |
| May 12, 2011 | Quitclaim         | Quit Claim Transfer |       |                    |      |
| Jun 20, 2008 | Recorded document | Warranty Deed       |       |                    |      |

## 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   | 5.2 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 |
|-----------|----------------|