

Single Family Residence **RESIDENTIAL**

# 656 BISCAYNE PL

ROSCOE, IL 61073

**\$399,264** TopHap Estimate · confidence 84 · as of Jul 14, 2026



**0.25 ac**  
LOT SIZE

## VALUATION

**\$399K**

\$335K low

\$463K high

Last Sale

**\$225,000 · May 15, 2018**

Est. Owner Equity

**\$199,364**

Loan-to-Value

**48%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,253 (2025) |
| Assessed Value        | \$113,258      |
| Previous Assessed     | \$103,441      |
| Assessor Market Value | \$339,774      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.25                    |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 26<br>WILDFIRE | 69<br>HEAT | 63<br>STORM | 31<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------|-----------|--------------------|--------|
| May 11, 2018 | Non-arms-length | Grant Deed    | \$2,050   |                    | \$200K |
| May 11, 2018 | Resale          | Warranty Deed | \$224,900 |                    |        |
| Apr 4, 2012  | Financing       | Mortgage      |           |                    | \$2M   |
| Nov 30, 2011 | Financing       | Mortgage      |           |                    | \$3M   |
| Aug 26, 2011 | Financing       | Mortgage      |           |                    | \$19M  |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Stephen Mack Middle School | Middle     | 6–8    | 1.9 mi   |
| Rockton Elementary School  | Elementary | PK–2   | 3.5 mi   |
| Hononegah Chd High School  | High       | 9–12   | 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|