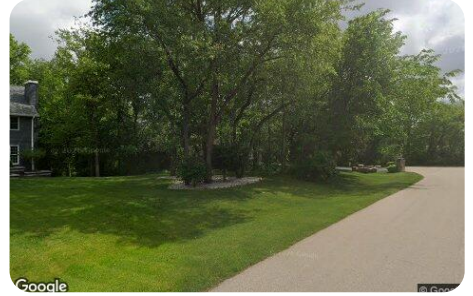


Single Family Residence **RESIDENTIAL**

7712 FOREST WAY

ROSCOE, IL 61073

\$571,387 TopHap Estimate · \$401 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

1,425 ft²

LIVING AREA

1.04 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$571K

\$514K low

\$629K high

Last Sale

\$271,600 · Mar 21, 2016

Est. Owner Equity

\$188,087

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$10,383 (2025)
Assessed Value	\$153,169
Previous Assessed	\$139,893
Assessor Market Value	\$459,507

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Heating	Gas
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

23
WILDFIRE

67
HEAT

61
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 17, 2025	Financing	Intrafamily Transfer			
Feb 28, 2016	Resale	Warranty Deed	\$271,600	\$191	\$217K
Dec 10, 2014	Resale	Grant Deed	\$45,000	\$32	
Feb 24, 1997	Resale	Grant Deed	\$45,000	\$32	\$30K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willowbrook Middle School	Middle	5–8	1.1 mi
Prairie Hill Elementary School	Elementary	PK–4	1.9 mi
Hononegah Chd High School	High	9–12	5.1 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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