

Single Family Residence **RESIDENTIAL**

9918 RIVERS BEND DR

ROSCOE, IL 61073

\$360,312 TopHap Estimate · \$269 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,340 ft²

LIVING AREA

0.72 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$360K

\$339K low

\$382K high

Last Sale

\$235,000 · Aug 7, 2020

Est. Owner Equity

\$137,062

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$7,459 (2025)
Assessed Value	\$101,758
Previous Assessed	\$92,938
Assessor Market Value	\$305,274

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.72
Heating	Gas
Cooling	Central
Fireplace	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 15, 2020	Resale	Warranty Deed	\$235,000	\$175	\$223K
Apr 25, 2013	Resale	Warranty Deed	\$171,000	\$128	\$162K
Aug 4, 2010	Quitclaim	Quit Claim Transfer			
Nov 8, 2002	Quitclaim	Quit Claim Transfer			\$167K
Sep 17, 2001	Resale	Grant Deed	\$186,000	\$139	\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.0 mi
Ledgewood Elementary School	Elementary	PK–1	3.1 mi
Hononegah Chd High School	High	9–12	4.0 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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

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

| OWNERSHIP

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