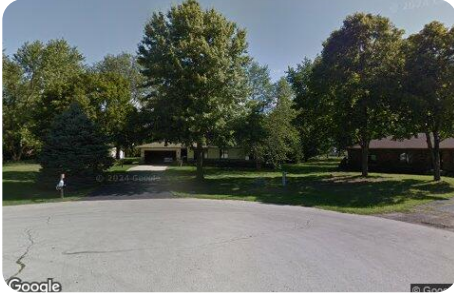


Single Family Residence **RESIDENTIAL**

12184 BEND RIVER RD

ROSCOE, IL 61073

\$244,425 TopHap Estimate · \$170 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,436 ft²

LIVING AREA

0.72 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$244K

\$211K low

\$278K high

Last Sale

\$70,250 · May 30, 2018

Est. Owner Equity

\$160,425

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$5,597 (2025)
Assessed Value	\$71,699
Previous Assessed	\$65,610
Assessor Market Value	\$215,097

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	24 WILDFIRE	69 HEAT	62 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 30, 2019	Quitclaim	Quit Claim Transfer			
Apr 20, 2018	Non-arms-length	Grant Deed	\$70,250	\$49	\$74K
Nov 3, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hononegah Chd High School	High	9–12	1.9 mi
Roscoe Middle School	Middle	6–8	2.2 mi
Ledgewood Elementary School	Elementary	PK–1	3.4 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	Absentee owner
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