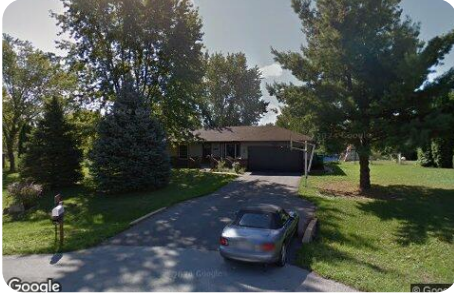


Single Family Residence **RESIDENTIAL**

12169 BEND RIVER RD

ROSCOE, IL 61073

\$271,185 TopHap Estimate · \$209 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,298 ft²

LIVING AREA

0.79 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$271K

\$247K low

\$296K high

Est. Owner Equity

\$191,185

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$4,827 (2025)
Assessed Value	\$72,838
Previous Assessed	\$66,653
Assessor Market Value	\$218,514

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.79
Heating	Gas
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

42
FLOOD

24
WILDFIRE

69
HEAT

62
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hononegah Chd High School	High	9–12	2.0 mi
Roscoe Middle School	Middle	6–8	2.2 mi
Ledgewood Elementary School	Elementary	PK–1	3.5 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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