

Single Family Residence

RESIDENTIAL

12145 BEND RIVER RD

ROSCOE, IL 61073

\$241,973

TopHap Estimate · \$178 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,358 ft²

LIVING AREA

0.64 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$242K

\$226K low

\$258K high

Last Sale

\$135,500 · Nov 13, 2008

Est. Owner Equity

\$88,343

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$2,269 (2025)
Assessed Value	\$69,699
Previous Assessed	\$63,780
Assessor Market Value	\$209,097

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.64
Heating	Gas
Cooling	Central
Fireplace	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 13, 2008	Resale	Warranty Deed	\$135,500	\$100	
Jul 29, 2003	Resale	Grant Deed	\$128,000	\$94	\$122K
Jul 21, 1998	Resale	Grant Deed	\$104,500	\$77	\$85K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hononegah Chd High School	High	9–12	1.9 mi
Roscoe Middle School	Middle	6–8	2.3 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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