

Single Family Residence **RESIDENTIAL**

12195 BEND RIVER RD

ROSCOE, IL 61073

\$278,339 TopHap Estimate · \$202 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,381 ft²

LIVING AREA

0.58 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$278K

\$258K low

\$299K high

Est. Owner Equity

\$278,339

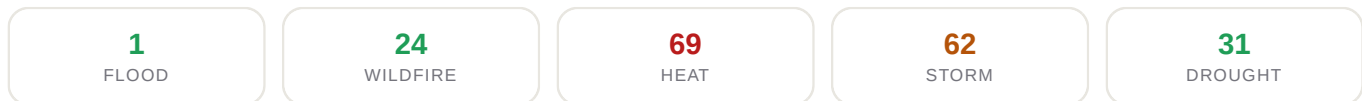
TAX & ASSESSMENT

Property Tax	\$5,527 (2025)
Assessed Value	\$81,806
Previous Assessed	\$74,859
Assessor Market Value	\$245,418

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.58
Heating	Gas
Fireplace	Yes
Pool	No

CLIMATE RISK



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	3.4 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	Owner occupied
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