

Single Family Residence

RESIDENTIAL

12104 BEND RIVER RD

ROSCOE, IL 61073

\$215,096 TopHap Estimate · \$207 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,040 ft²

LIVING AREA

0.51 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$215K

\$201K low

\$229K high

Est. Owner Equity

\$108,696

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$4,156 (2025)
Assessed Value	\$59,243
Previous Assessed	\$54,212
Assessor Market Value	\$177,729

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.51
Heating	Gas
Pool	No

CLIMATE RISK

1 FLOOD	13 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
Jul 15, 2005	Quitclaim	Quit Claim Transfer			
May 6, 1998	Resale	Grant Deed	\$91,000	\$88	\$86K

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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