

Single Family Residence **RESIDENTIAL**

11504 BEND RIVER RD

ROSCOE, IL 61073

\$405,962 TopHap Estimate · \$235 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,728 ft²

LIVING AREA

1.54 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$406K

\$372K low

\$440K high

Last Sale

\$300,000 · Apr 22, 2005

Est. Owner Equity

\$118,984

Loan-to-Value

63%

TAX & ASSESSMENT

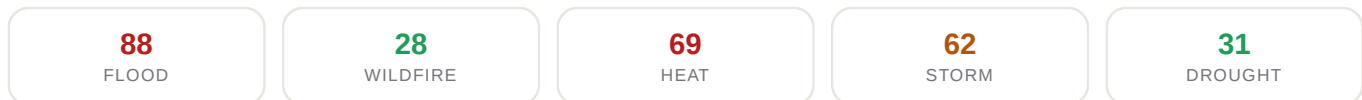
Property Tax	\$10,134 (2025)
Assessed Value	\$141,111
Previous Assessed	\$128,881
Assessor Market Value	\$423,333

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Heating	Gas
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 22, 2005	Resale	Grant Deed	\$298,000	\$172	\$240K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.0 mi
Hononegah Chd High School	High	9–12	2.3 mi
Ledgewood Elementary School	Elementary	PK–1	3.3 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------