

Single Family Residence **RESIDENTIAL**

# 11739 BEND RIVER RD

ROSCOE, IL 61073

**\$246,198** TopHap Estimate · \$186 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,325 ft<sup>2</sup>**

LIVING AREA

**0.49 ac**

LOT SIZE

**1979**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$246K**

\$231K low

\$261K high

Last Sale

**\$59,750 · Apr 11, 2016**

Est. Owner Equity

**\$194,698**

Loan-to-Value

**20%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,722 (2025) |
| Assessed Value        | \$66,622       |
| Previous Assessed     | \$60,847       |
| Assessor Market Value | \$199,866      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.49                    |
| Heating       | Gas                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Nov 19, 2020 | Quitclaim       | Quit Claim Transfer |           |                    | \$52K  |
| Apr 5, 2013  | Resale          | Grant Deed          | \$59,750  | \$45               | \$42K  |
| May 17, 2012 | Non-arms-length | Trustees Deed       | \$92,000  | \$69               |        |
| Jul 7, 2006  | Resale          | Warranty Deed       | \$142,600 | \$108              | \$140K |
| Dec 8, 2004  | Resale          | Warranty Deed       | \$130,000 | \$98               |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Roscoe Middle School        | Middle     | 6–8    | 2.1 mi   |
| Hononegah Chd High School   | High       | 9–12   | 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



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

OWNERSHIP

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