

Single Family Residence **RESIDENTIAL**

12120 BEND RIVER RD

ROSCOE, IL 61073

\$253,511 TopHap Estimate · \$182 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,393 ft²

LIVING AREA

0.65 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$254K

\$239K low

\$268K high

Est. Owner Equity

\$105,511

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$4,818 (2025)
Assessed Value	\$67,723
Previous Assessed	\$61,972
Assessor Market Value	\$203,169

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.65
Heating	Gas
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 5, 2024	Quitclaim	Quit Claim Transfer			
Jul 19, 2019	Quitclaim	Quit Claim Transfer			\$100K
Apr 14, 2009	Quitclaim	Quit Claim Transfer			\$112K
Aug 5, 2004	Financing	Warranty Deed			\$100K

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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