

Single Family Residence

RESIDENTIAL

9059 RIVER VIEW TRL

ROSCOE, IL 61073

\$489,556

TopHap Estimate · \$282 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,737 ft²

LIVING AREA

0.42 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$490K

\$444K low

\$535K high

Last Sale

\$340,000 · May 16, 2007

Est. Owner Equity

\$193,556

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$10,484 (2025)
Assessed Value	\$142,258
Previous Assessed	\$129,928
Assessor Market Value	\$426,774

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.42
Heating	Gas
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1 FLOOD	20 WILDFIRE	69 HEAT	63 STORM	31 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 16, 2007	Resale	Warranty Deed	\$340,000	\$196	\$272K
Nov 11, 1999	Quitclaim	Quit Claim Transfer			\$167K
Jun 21, 1999	Quitclaim	Quit Claim Transfer			
May 7, 1999	Resale	Grant Deed	\$55,000	\$32	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stephen Mack Middle School	Middle	6–8	2.7 mi
Rockton Elementary School	Elementary	PK–2	4.4 mi
Hononegah Chd High School	High	9–12	4.5 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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