

Residential - Vacant Land **RESIDENTIAL**

11640 BEND RIVER RD
ROSCOE, IL 61073



1.28 ac
LOT SIZE

VALUATION

Last Sale **\$100,000 · Jul 20, 2023**

TAX & ASSESSMENT

Property Tax	\$2,327 (2025)
Assessed Value	\$29,814
Previous Assessed	\$27,282
Assessor Market Value	\$89,442

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	WINNEBAGO
Pool	No

CLIMATE RISK

93 FLOOD	28 WILDFIRE	69 HEAT	62 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 23, 2023	Resale	Deed	\$100,000		
Apr 8, 2015	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hononegah Chd High School	High	9–12	2.2 mi
Roscoe Middle School	Middle	6–8	2.2 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	Absentee owner
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