

Single Family Residence

RESIDENTIAL

9875 RIVERS BEND DR

ROSCOE, IL 61073

\$482,970 TopHap Estimate · \$255 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,895 ft²

LIVING AREA

1.12 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$483K

\$447K low

\$519K high

Last Sale

\$430,000 · Apr 11, 2023

Est. Owner Equity

\$138,970

Loan-to-Value

66%

TAX & ASSESSMENT

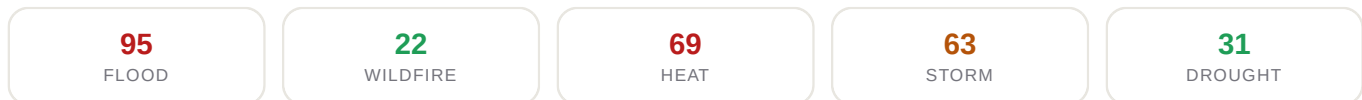
Property Tax	\$10,194 (2025)
Assessed Value	\$136,876
Previous Assessed	\$125,013
Assessor Market Value	\$410,628

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 7, 2023	Resale	Deed	\$430,000	\$227	\$344K
Oct 16, 2009	Quitclaim	Quit Claim Transfer			
Mar 19, 2004	Resale	Warranty Deed	\$308,000	\$163	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.0 mi
Ledgewood Elementary School	Elementary	PK–1	3.2 mi
Hononegah Chd High School	High	9–12	4.1 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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