

Single Family Residence **RESIDENTIAL**

11725 BEND RIVER RD

ROSCOE, IL 61073

\$256,992 TopHap Estimate · \$201 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,280 ft²

LIVING AREA

0.54 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$257K

\$237K low

\$277K high

Last Sale

\$135,000 · Oct 3, 2016

Est. Owner Equity

\$135,492

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$5,260 (2025)
Assessed Value	\$73,536
Previous Assessed	\$67,162
Assessor Market Value	\$220,608

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.54
Heating	Gas
Cooling	Central
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1 FLOOD	24 WILDFIRE	69 HEAT	62 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 28, 2016	Resale	Warranty Deed	\$135,000	\$105	\$122K
Oct 9, 2013	Resale	Warranty Deed	\$117,500	\$92	\$112K
Mar 9, 2007	Resale	Warranty Deed	\$154,000	\$120	\$123K
Nov 19, 2006	Resale	Grant Deed	\$119,500	\$93	
Aug 22, 2006	Quitclaim	Quit Claim Transfer			
Jul 21, 2006	Recorded document	Trustees Deed			
Nov 7, 2002	Resale	Grant Deed	\$113,000	\$88	\$103K
Oct 1, 1998	Quitclaim	Quit Claim Transfer			\$91K
Jan 30, 1997	Resale	Grant Deed	\$98,500	\$77	\$96K

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

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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