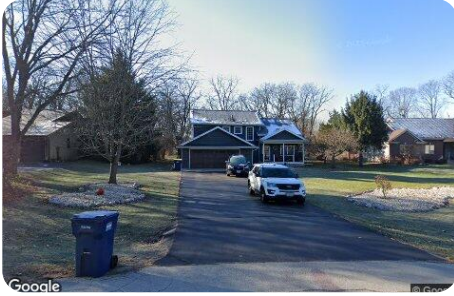


Single Family Residence **RESIDENTIAL**

11894 BEND RIVER RD

ROSCOE, IL 61073

\$332,715 TopHap Estimate · \$250 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,331 ft²

LIVING AREA

1.37 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$333K

\$310K low

\$355K high

Last Sale

\$193,000 · Sep 10, 2012

Est. Owner Equity

\$71,315

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$8,265 (2025)
Assessed Value	\$111,880
Previous Assessed	\$102,379
Assessor Market Value	\$335,640

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	WINNEBAGO
Heating	Gas
Cooling	Central
Fireplace	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 28, 2021	Financing	Intrafamily Transfer			\$107K
Sep 10, 2012	Resale	Warranty Deed	\$191,500	\$144	\$154K
May 27, 2005	Resale	Warranty Deed	\$237,500	\$178	\$178K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hononegah Chd High School	High	9–12	2.1 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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