

Single Family Residence **RESIDENTIAL**

12053 BEND RIVER RD

ROSCOE, IL 61073

\$289,041 TopHap Estimate · \$196 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,473 ft²

LIVING AREA

0.71 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$289K

\$262K low

\$316K high

Last Sale

\$260,000 · Jul 10, 2024

Est. Owner Equity

\$43,631

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$5,500 (2025)
Assessed Value	\$76,458
Previous Assessed	\$69,965
Assessor Market Value	\$229,374

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.71
Heating	Gas
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	15 WILDFIRE	69 HEAT	62 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 3, 2024	Resale	Warranty Deed	\$260,000	\$177	\$245K
Jun 16, 2005	Resale	Warranty Deed	\$141,900	\$96	\$142K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hononegah Chd High School	High	9–12	2.0 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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