

Single Family Residence **RESIDENTIAL**

9173 RIVER VIEW TRL

ROSCOE, IL 61073

\$595,828 TopHap Estimate · \$294 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

2,024 ft²

LIVING AREA

0.37 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$596K

\$568K low

\$624K high

Last Sale

\$358,000 · Nov 25, 2020

Est. Owner Equity

\$496,828

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$12,742 (2025)
Assessed Value	\$176,610
Previous Assessed	\$161,302
Assessor Market Value	\$529,830

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.37
Heating	Gas
Cooling	Central
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1 FLOOD	23 WILDFIRE	69 HEAT	63 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 11, 2026	Financing	Mortgage			\$99K
Mar 2, 2021	Financing	Deed			
Nov 23, 2020	Financing	Grant Deed			\$286K
Sep 2, 2011	Recorded document	Grant Deed			
Dec 22, 2008	Resale	Grant Deed	\$367,500	\$182	\$250K
Sep 17, 1997	Resale	Trustees Deed	\$234,500	\$116	
Sep 17, 1997	Resale	Trustees Deed	\$65,000	\$32	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stephen Mack Middle School	Middle	6–8	2.6 mi
Rockton Elementary School	Elementary	PK–2	4.2 mi
Hononegah Chd High School	High	9–12	4.3 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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