

Single Family Residence

**RESIDENTIAL**

# 9581 SAGEWOOD DR

ROSCOE, IL 61073

**\$286,860** TopHap Estimate · \$187 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,535 ft<sup>2</sup>**

LIVING AREA

**0.95 ac**

LOT SIZE

**1987**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$287K**

\$272K low

\$301K high

Est. Owner Equity

**\$75,860**

Loan-to-Value

**72%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,641 (2025) |
| Assessed Value        | \$74,949       |
| Previous Assessed     | \$68,160       |
| Assessor Market Value | \$224,847      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.95                    |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 192 ft²

## CLIMATE RISK

1  
FLOOD

24  
WILDFIRE

69  
HEAT

63  
STORM

31  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jun 13, 2013 | Quitclaim | Quit Claim Transfer |           |        |        |
| Feb 27, 2012 | Quitclaim | Quit Claim Transfer |           |        |        |
| May 15, 2002 | Resale    | Grant Deed          | \$140,000 | \$91   | \$112K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Ralston Elementary School | Elementary | 1–5    | 3.2 mi   |
| Harlem High School        | High       | 9–12   | 3.4 mi   |
| Harlem Middle School      | Middle     | 6–8    | 5.9 mi   |

District: Harlem Unit School District 122

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<br>CRIME INDEX | 89<br>AIR POLLUTION | 20,151<br>POPULATION | \$101K<br>MEDIAN IN-COME | 48°F<br>AVG TEMP | 52%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|