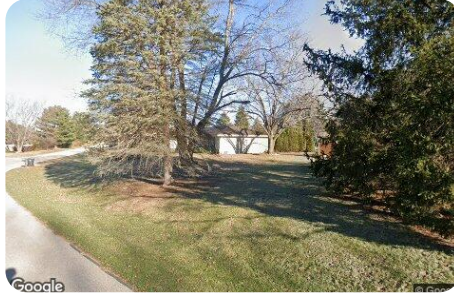


Single Family Residence **RESIDENTIAL**

11569 BEND RIVER RD

ROSCOE, IL 61073

\$255,190 TopHap Estimate · \$183 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,391 ft²

LIVING AREA

0.54 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$255K

\$237K low

\$273K high

Last Sale

\$120,000 · Jun 13, 2003

Est. Owner Equity

\$173,990

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$5,586 (2025)
Assessed Value	\$77,721
Previous Assessed	\$70,984
Assessor Market Value	\$233,163

PROPERTY FACTS

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

Deck

CLIMATE RISK

1
FLOOD

25
WILDFIRE

69
HEAT

62
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 19, 2003	Non-arms-length	Grant Deed	\$120,000	\$86	\$108K

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	3.3 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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