

Single Family Residence

**RESIDENTIAL**

# 9263 RIVER VIEW TRL

ROSCOE, IL 61073

**\$448,239** TopHap Estimate · \$241 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,859 ft<sup>2</sup>**

LIVING AREA

**0.34 ac**

LOT SIZE

**2003**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$448K**

\$431K low

\$466K high

Last Sale

**\$235,000 · Jun 30, 2009**

Est. Owner Equity

**\$203,928**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,823 (2025) |
| Assessed Value        | \$133,669      |
| Previous Assessed     | \$122,083      |
| Assessor Market Value | \$401,007      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.34                    |
| Heating       | Gas                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Nov 20, 2020 | Quitclaim | Quit Claim Transfer  |           |                    |        |
| Jun 30, 2009 | Resale    | Warranty Deed        | \$235,100 | \$126              | \$231K |
| Jun 24, 2005 | Financing | Intrafamily Transfer |           |                    | \$172K |
| Sep 29, 2003 | Resale    | Grant Deed           | \$221,000 | \$119              | \$177K |
| Sep 29, 2003 | Resale    | Grant Deed           | \$45,000  | \$24               |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Stephen Mack Middle School | Middle     | 6–8    | 2.5 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>42</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>20,151</b><br>POPULATION | <b>\$101K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|