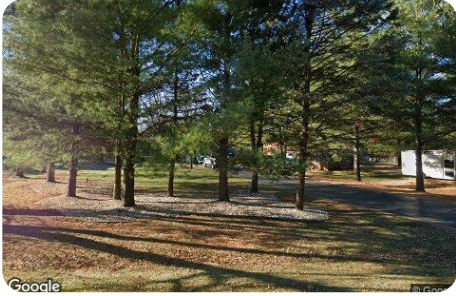


Single Family Residence **RESIDENTIAL**

# 11946 BEND RIVER RD

ROSCOE, IL 61073

**\$392,833** TopHap Estimate · \$294 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**1,336 ft<sup>2</sup>**

LIVING AREA

**1.76 ac**

LOT SIZE

**1986**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

## VALUATION

**\$393K**

\$379K low

\$406K high

Last Sale

**\$189,000 · Dec 15, 2003**

Est. Owner Equity

**\$153,533**

Loan-to-Value

**58%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,904 (2025) |
| Assessed Value        | \$133,405      |
| Previous Assessed     | \$122,076      |
| Assessor Market Value | \$400,215      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Heating       | Gas                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck

## 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   | 3.6 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> |
|-----------|-----------------------|