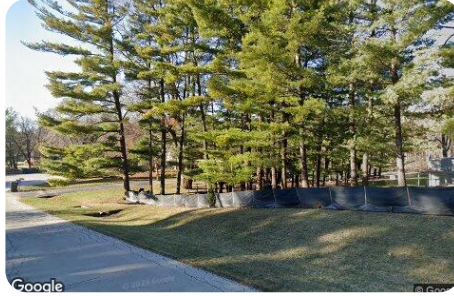
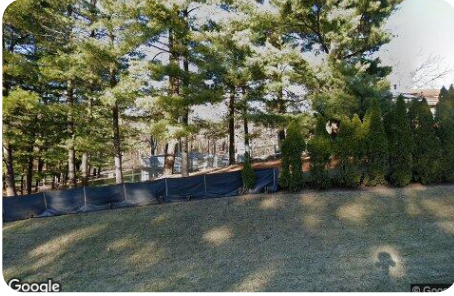


Single Family Residence **RESIDENTIAL**

12062 BEND RIVER RD

ROSCOE, IL 61073

\$263,520 TopHap Estimate · \$244 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,080 ft²

LIVING AREA

0.96 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$264K

\$249K low

\$278K high

Last Sale

\$147,500 · Jul 22, 2009

Est. Owner Equity

\$263,520

TAX & ASSESSMENT

Property Tax	\$5,350 (2025)
Assessed Value	\$74,536
Previous Assessed	\$68,207
Assessor Market Value	\$223,608

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.96
Heating	Gas
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	25 WILDFIRE	69 HEAT	62 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 22, 2009	Resale	Warranty Deed	\$147,500	\$137	
Jul 5, 2005	Recorded document	Grant Deed			
Sep 8, 2003	Resale	Grant Deed	\$97,000	\$90	
Dec 18, 2001	Recorded document	Trustees Deed			
May 9, 1997	Resale	Grant Deed	\$118,000	\$109	\$102K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hononegah Chd High School	High	9–12	1.9 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

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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