

Single Family Residence **RESIDENTIAL**

11680 BEND RIVER RD

ROSCOE, IL 61073

\$297,660 TopHap Estimate · \$219 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,359 ft²

LIVING AREA

0.73 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$298K

\$256K low

\$339K high

Last Sale

\$280,000 · Aug 28, 2025

Est. Owner Equity

\$31,660

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$5,486 (2025)
Assessed Value	\$76,281
Previous Assessed	\$69,803
Assessor Market Value	\$228,843

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.73
Heating	Gas
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

38
FLOOD

22
WILDFIRE

69
HEAT

62
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 21, 2025	Resale	Warranty Deed	\$280,000	\$206	\$266K
Nov 18, 2002	Resale	Grant Deed	\$108,000	\$79	\$105K

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	3.4 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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