

Single Family Residence **RESIDENTIAL**

12012 BEND RIVER RD

ROSCOE, IL 61073

\$333,979 TopHap Estimate · \$399 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

836 ft²

LIVING AREA

2.45 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$334K

\$306K low

\$362K high

Last Sale

\$225,000 · Jan 25, 2018

Est. Owner Equity

\$86,183

Loan-to-Value

76%

TAX & ASSESSMENT

Assessed Value	\$149,292
Previous Assessed	\$136,614
Assessor Market Value	\$447,876

PROPERTY FACTS

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

Deck

CLIMATE RISK

98
FLOOD

28
WILDFIRE

69
HEAT

62
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 5, 2015	Resale	Warranty Deed	\$225,000	\$269	\$205K
Sep 27, 2002	Resale	Grant Deed	\$188,000	\$225	\$40K
May 2, 1997	Resale	Grant Deed	\$180,000	\$215	\$144K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hononegah Chd High School	High	9–12	2.0 mi
Roscoe Middle School	Middle	6–8	2.4 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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