

Single Family Residence

**RESIDENTIAL**

# 9391 RIVER VIEW TRL

ROSCOE, IL 61073

**\$416,072** TopHap Estimate · \$231 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,802 ft<sup>2</sup>**

LIVING AREA

**0.29 ac**

LOT SIZE

**2002**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$416K**

\$401K low

\$432K high

Last Sale

**\$290,000 · Aug 16, 2022**

Est. Owner Equity

**\$115,632**

Loan-to-Value

**72%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,592 (2025) |
| Assessed Value        | \$104,671      |
| Previous Assessed     | \$97,768       |
| Assessor Market Value | \$314,013      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.29                    |
| Heating       | Gas                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck

## CLIMATE RISK

1  
FLOOD

26  
WILDFIRE

69  
HEAT

63  
STORM

31  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-----------|--------------------|--------|
| Aug 15, 2022 | Resale    | Warranty Deed | \$290,000 | \$161              | \$300K |
| Dec 7, 2007  | Financing | Trustees Deed |           |                    | \$50K  |
| Mar 12, 2003 | Resale    | Grant Deed    | \$29,000  | \$16               |        |
| Mar 8, 2002  | Resale    | Grant Deed    | \$171,000 | \$95               | \$138K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Stephen Mack Middle School | Middle     | 6–8    | 2.4 mi   |
| Rockton Elementary School  | Elementary | PK–2   | 4.0 mi   |
| Hononegah Chd High School  | High       | 9–12   | 4.1 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<br>CRIME INDEX | 89<br>AIR POLLUTION | 20,151<br>POPULATION | \$101K<br>MEDIAN IN-COME | 48°F<br>AVG TEMP | 52%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|