

Single Family Residence **RESIDENTIAL**

# 9899 RIVERS BEND DR

ROSCOE, IL 61073

**\$641,846** TopHap Estimate · \$271 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,365 ft<sup>2</sup>**

LIVING AREA

**1.1 ac**

LOT SIZE

**1993**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$642K**

\$618K low

\$666K high

Last Sale

**\$355,000 · Jun 13, 2014**

Est. Owner Equity

**\$641,846**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$15,111 (2025) |
| Assessed Value        | \$194,011       |
| Previous Assessed     | \$177,196       |
| Assessor Market Value | \$582,033       |

## PROPERTY FACTS

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Jun 13, 2014 | Resale | Warranty Deed | \$355,000 | \$150              |        |
| May 8, 2002  | Resale | Grant Deed    | \$315,000 | \$133              | \$256K |
| Sep 22, 1998 | Resale | Grant Deed    | \$263,500 | \$111              | \$212K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Roscoe Middle School        | Middle     | 6–8    | 2.0 mi   |
| Ledgewood Elementary School | Elementary | PK–1   | 3.1 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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>Absentee owner</b> |
|-----------|-----------------------|