

Single Family Residence

**RESIDENTIAL**

# 9102 RIVER VIEW TRL

ROSCOE, IL 61073

**\$487,338** TopHap Estimate · \$311 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**1,569 ft<sup>2</sup>**

LIVING AREA

**0.34 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

## VALUATION

**\$487K**

\$458K low

\$516K high

Last Sale

**\$485,000 · Jun 9, 2026**

Est. Owner Equity

**\$99,338**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

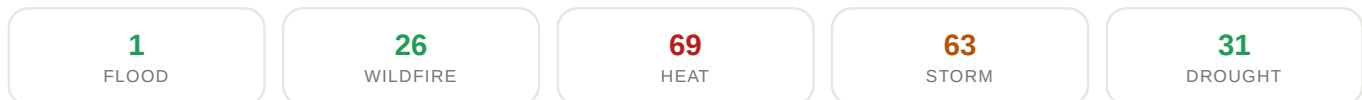
|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,395 (2025) |
| Assessed Value        | \$115,109      |
| Previous Assessed     | \$105,132      |
| Assessor Market Value | \$345,327      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.34                    |
| Heating       | Gas                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Jun 3, 2026  | Resale | Warranty Deed | \$485,000 | \$309              | \$388K |
| Dec 21, 2017 | Resale | Warranty Deed | \$245,000 | \$156              | \$196K |
| Jun 8, 2012  | Resale | Warranty Deed | \$225,000 | \$143              |        |
| Mar 9, 2007  | Resale | Warranty Deed | \$269,900 | \$172              | \$216K |
| Apr 28, 2006 | Resale | Warranty Deed | \$277,000 | \$177              | \$260K |
| Aug 26, 1999 | Resale | Grant Deed    | \$220,000 | \$140              | \$170K |
| Jun 24, 1999 | Resale | Grant Deed    | \$37,000  | \$24               | \$750K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Stephen Mack Middle School | Middle     | 6–8    | 2.7 mi   |
| Rockton Elementary School  | Elementary | PK–2   | 4.3 mi   |

|                                  |      |      |        |
|----------------------------------|------|------|--------|
| <b>Hononegah Chd High School</b> | High | 9–12 | 4.4 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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>Owner occupied</b> |
|-----------|-----------------------|