

Single Family Residence **RESIDENTIAL**

9805 RIVERS BEND DR

ROSCOE, IL 61073

\$867,354 TopHap Estimate · \$347 / ft² · confidence 98 · as of Jul 14, 2026



4
BEDS

4.5
BATHS

2,500 ft²
LIVING AREA

1.16 ac
LOT SIZE

1989
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$867K

\$852K low

\$883K high

Last Sale

\$675,000 · Jun 2, 2022

Est. Owner Equity

\$667,354

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$20,493 (2025)
Assessed Value	\$274,107
Previous Assessed	\$250,349
Assessor Market Value	\$822,321

PROPERTY FACTS

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

Deck

CLIMATE RISK

79 FLOOD	23 WILDFIRE	69 HEAT	63 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 20, 2026	Financing	Mortgage			\$200K
May 31, 2022	Resale	Warranty Deed	\$675,000	\$270	
Jun 8, 2011	Resale	Warranty Deed	\$450,000	\$180	
May 31, 2011	Recorded document	Grant Deed			
May 10, 2006	Resale	Grant Deed	\$590,000	\$236	\$417K
Dec 8, 1997	Resale	Grant Deed	\$557,000	\$223	\$462K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.1 mi
Ledgewood Elementary School	Elementary	PK–1	3.2 mi
Hononegah Chd High School	High	9–12	4.2 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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