

Single Family Residence **RESIDENTIAL**

# 10936 CHICORY RIDGE WAY

ROSCOE, IL 61073

**\$354,163** TopHap Estimate · \$240 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,475 ft<sup>2</sup>**

LIVING AREA

**0.31 ac**

LOT SIZE

**2003**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$354K**

\$333K low

\$375K high

Last Sale

**\$185,000 · May 28, 2010**

Est. Owner Equity

**\$235,663**

Loan-to-Value

**31%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,849 (2025) |
| Assessed Value        | \$99,431       |
| Previous Assessed     | \$90,813       |
| Assessor Market Value | \$298,293      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.31                    |
| Heating       | Gas                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck

## CLIMATE RISK

1  
FLOOD

27  
WILDFIRE

69  
HEAT

62  
STORM

31  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jun 16, 2025 | Quitclaim | Quit Claim Transfer |           |                    |        |
| May 28, 2010 | Resale    | Warranty Deed       | \$185,000 | \$125              | \$163K |
| Feb 8, 2006  | Resale    | Warranty Deed       | \$190,900 | \$129              | \$141K |
| Nov 7, 2003  | Resale    | Grant Deed          | \$175,500 | \$119              | \$181K |
| Nov 7, 2003  | Resale    | Grant Deed          | \$40,000  | \$27               |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Roscoe Middle School        | Middle     | 6–8    | 2.2 mi   |
| Hononegah Chd High School   | High       | 9–12   | 2.8 mi   |
| Ledgewood Elementary School | Elementary | PK–1   | 3.5 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> |
|-----------|-----------------------|