

Single Family Residence

**RESIDENTIAL**

# 3312 RIDGEWOOD DR

CHAMPAIGN, IL 61821

**\$131,962** TopHap Estimate · \$110 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**1**

BATHS

**1,203 ft<sup>2</sup>**

LIVING AREA

**1970**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$132K**

\$119K low

\$144K high

Last Sale

**\$72,500 · Jun 12, 2007**

Est. Owner Equity

**\$80,044**

Loan-to-Value

**41%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,100 (2024) |
| Assessed Value        | \$35,550       |
| Previous Assessed     | \$32,380       |
| Assessor Market Value | \$106,650      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Champaign                  |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Shingle                    |
| Heating       | Central                    |
| Garage        | Garage, Detached           |
| Pool          | No                         |

## TRANSACTION HISTORY

| DATE        | TYPE              | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|-------------|-------------------|---------------|----------|--------------------|-------|
| May 3, 2007 | Resale            | Grant Deed    | \$72,500 | \$60               | \$78K |
| Mar 5, 2007 | Recorded document | Trustees Deed |          |                    |       |
| Sep 3, 2002 | Resale            | Grant Deed    | \$80,000 | \$67               | \$78K |
| Aug 4, 1998 | Resale            | Grant Deed    | \$43,500 | \$36               | \$44K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Kenwood Elementary School | Elementary | KG–5   | 0.7 mi   |
| Centennial High School    | High       | 9–12   | 1.1 mi   |
| Jefferson Middle School   | Middle     | 6–8    | 1.2 mi   |

District: Champaign Community Unit School District 4

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 61821

|                   |                     |                      |                         |                  |                 |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|
| 78<br>CRIME INDEX | 86<br>AIR POLLUTION | 31,352<br>POPULATION | \$75K<br>MEDIAN IN-COME | 52°F<br>AVG TEMP | 56%<br>SUNSHINE |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|