

Single Family Residence **RESIDENTIAL**

10579 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$328,602 TopHap Estimate · \$187 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,756 ft²

LIVING AREA

0.92 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$329K

\$286K low

\$371K high

Last Sale

\$27,000 · Mar 28, 2003

Est. Owner Equity

\$328,602

TAX & ASSESSMENT

Property Tax	\$7,120 (2025)
Assessed Value	\$90,754
Previous Assessed	\$82,888
Assessor Market Value	\$272,262

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.92
Heating	Gas
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

91
FLOOD

21
WILDFIRE

69
HEAT

62
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 23, 2009	Recorded document	Grant Deed			
Aug 28, 2007	Quitclaim	Quit Claim Transfer			
May 1, 2003	Resale	Grant Deed	\$27,000	\$15	
May 1, 2003	Resale	Grant Deed	\$158,000	\$90	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	1.9 mi
Hononegah Chd High School	High	9–12	3.2 mi
Ledgewood Elementary School	Elementary	PK–1	3.3 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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