

Single Family Residence **RESIDENTIAL**

# 9255 FOREST RIDGE DR

ROSCOE, IL 61073

**\$483,473** TopHap Estimate · \$211 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,286 ft<sup>2</sup>**

LIVING AREA

**0.4 ac**

LOT SIZE

**1995**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$483K**

\$443K low

\$524K high

Last Sale

**\$25,900 · Aug 7, 1995**

Est. Owner Equity

**\$335,073**

Loan-to-Value

**32%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,633 (2025) |
| Assessed Value        | \$136,197      |
| Previous Assessed     | \$124,393      |
| Assessor Market Value | \$408,591      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.40                    |
| Heating       | Gas                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck

## CLIMATE RISK

1  
FLOOD

22  
WILDFIRE

69  
HEAT

63  
STORM

31  
DROUGHT

Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Stephen Mack Middle School | Middle     | 6–8    | 2.5 mi   |
| Rockton Elementary School  | Elementary | PK–2   | 4.2 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|