

Single Family Residence **RESIDENTIAL**

11044 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$424,721 TopHap Estimate · \$324 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,311 ft²

LIVING AREA

0.25 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$425K

\$409K low

\$441K high

Last Sale

\$245,000 · Jul 19, 2017

Est. Owner Equity

\$119,156

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$8,588 (2025)
Assessed Value	\$108,014
Previous Assessed	\$98,841
Assessor Market Value	\$324,042

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.25
Heating	Gas
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1
FLOOD

24
WILDFIRE

69
HEAT

62
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 14, 2017	Resale	Warranty Deed	\$245,000	\$187	\$241K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.2 mi
Hononegah Chd High School	High	9–12	2.7 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

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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