

Single Family Residence **RESIDENTIAL**

10980 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$321,845 TopHap Estimate · \$179 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,800 ft²
LIVING AREA

0.29 ac
LOT SIZE

2003
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$322K

\$299K low

\$344K high

Last Sale

\$154,500 · Apr 25, 2012

Est. Owner Equity

\$48,145

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$6,380 (2025)
Assessed Value	\$81,795
Previous Assessed	\$74,849
Assessor Market Value	\$245,385

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.29
Heating	Gas
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	24 WILDFIRE	69 HEAT	62 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 9, 2024	Financing	Intrafamily Transfer			\$190K
Mar 10, 2015	Quitclaim	Quit Claim Transfer			\$148K
Apr 25, 2012	Resale	Warranty Deed	\$154,500	\$86	\$151K
Feb 1, 2008	Resale	Warranty Deed	\$184,000	\$102	\$70K
Jan 30, 2004	Resale	Warranty Deed	\$154,000	\$86	\$124K

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

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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