

Single Family Residence **RESIDENTIAL**

10847 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$474,147 TopHap Estimate · \$306 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,547 ft²

LIVING AREA

0.48 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$474K

\$437K low

\$511K high

Last Sale

\$275,000 · Dec 4, 2017

Est. Owner Equity

\$236,147

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$11,338 (2025)
Assessed Value	\$140,956
Previous Assessed	\$128,738
Assessor Market Value	\$422,868

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.48
Heating	Gas
Cooling	Central
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

87
FLOOD

24
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
Nov 30, 2017	Resale	Warranty Deed	\$275,000	\$178	\$248K
Sep 17, 2009	Resale	Warranty Deed	\$280,000	\$181	\$224K
Sep 14, 2009	Non-arms-length	Warranty Deed	\$9,706	\$6	
Jul 23, 2004	Resale	Warranty Deed	\$253,612	\$164	\$203K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.1 mi
Hononegah Chd High School	High	9–12	2.9 mi
Ledgewood Elementary School	Elementary	PK–1	3.4 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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