

Single Family Residence **RESIDENTIAL**

10797 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$407,666 TopHap Estimate · \$218 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,873 ft²

LIVING AREA

0.47 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$408K

\$383K low

\$433K high

Last Sale

\$375,000 · Apr 8, 2025

Est. Owner Equity

\$407,666

TAX & ASSESSMENT

Property Tax	\$10,754 (2025)
Assessed Value	\$134,002
Previous Assessed	\$122,387
Assessor Market Value	\$402,006

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.47
Heating	Gas
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

84 FLOOD	23 WILDFIRE	69 HEAT	62 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 4, 2025	Resale	Warranty Deed	\$375,000	\$200	
Oct 31, 2012	Resale	Warranty Deed	\$200,000	\$107	\$196K
Mar 18, 2005	Resale	Corporation Deed	\$219,000	\$117	\$128K
Mar 18, 2005	Resale	Grant Deed	\$25,000	\$13	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.1 mi
Hononegah Chd High School	High	9–12	3.0 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	Absentee owner
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