

Single Family Residence **RESIDENTIAL**

10785 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$491,141 TopHap Estimate · \$346 / ft² · confidence 99 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,420 ft²

LIVING AREA

0.44 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$491K

\$486K low

\$496K high

Last Sale

\$310,000 · May 8, 2019

Est. Owner Equity

\$251,141

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$11,614 (2025)
Assessed Value	\$144,239
Previous Assessed	\$131,737
Assessor Market Value	\$432,717

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.44
Heating	Gas
Cooling	Central
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

97
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
May 3, 2019	Resale	Warranty Deed	\$310,000	\$218	\$248K
Aug 23, 2010	Resale	Warranty Deed	\$276,000	\$194	\$221K
Dec 12, 2002	Resale	Grant Deed	\$224,000	\$158	\$184K

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	Owner occupied
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