

Single Family Residence **RESIDENTIAL**

# 1709 RIDGELAND DR

CHAMPAIGN, IL 61821

**\$158,366** TopHap Estimate · \$171 / ft² · confidence 92 · as of Jul 14, 2026



**1**

BATHS

**925 ft²**

LIVING AREA

**1958**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$158K**

\$146K low

\$170K high

Last Sale

**\$57,000 · Sep 3, 1998**

Est. Owner Equity

**\$105,166**

Loan-to-Value

**36%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,871 (2024) |
| Assessed Value        | \$38,920       |
| Previous Assessed     | \$35,450       |
| Assessor Market Value | \$116,760      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Champaign                  |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Shingle                    |
| Heating       | Central                    |
| Pool          | No                         |

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 34<br>FLOOD | 1<br>WILDFIRE | 79<br>HEAT | 65<br>STORM | 18<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE    | \$/FT² | LOAN  |
|--------------|-----------|---------------------|----------|--------|-------|
| May 22, 2006 | Quitclaim | Quit Claim Transfer |          |        |       |
| Sep 3, 1998  | Resale    | Grant Deed          | \$57,000 | \$62   | \$55K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Jefferson Middle School   | Middle     | 6–8    | 0.6 mi   |
| Robeson Elementary School | Elementary | KG–5   | 0.6 mi   |
| Centennial High School    | High       | 9–12   | 0.8 mi   |

District: Champaign Community Unit School District 4

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 61821

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>78</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>31,352</b><br>POPULATION | <b>\$75K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|