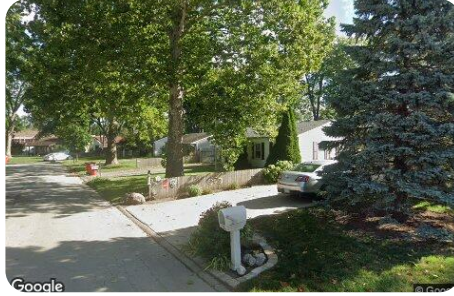


Single Family Residence **RESIDENTIAL**

1706 RIDGELAND DR

CHAMPAIGN, IL 61821

\$207,490 TopHap Estimate · \$139 / ft² · confidence 86 · as of Jul 14, 2026



2

BATHS

1,498 ft²

LIVING AREA

1958

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$207K

\$178K low

\$237K high

Last Sale

\$32,900 · Jul 1, 1980

Est. Owner Equity

\$87,540

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$4,320 (2024)
Assessed Value	\$60,540
Previous Assessed	\$55,140
Assessor Market Value	\$181,620

PROPERTY FACTS

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

Patio · 200 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jefferson Middle School	Middle	6–8	0.6 mi
Robeson Elementary School	Elementary	KG–5	0.7 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

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------