

Single Family Residence **RESIDENTIAL**

10997 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$409,579 TopHap Estimate · \$312 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

1,311 ft²

LIVING AREA

0.25 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$410K

\$352K low

\$467K high

Last Sale

\$290,000 · Sep 3, 2020

Est. Owner Equity

\$409,579

TAX & ASSESSMENT

Property Tax	\$8,538 (2025)
Assessed Value	\$107,430
Previous Assessed	\$98,307
Assessor Market Value	\$322,290

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.25
Heating	Gas
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK

1
FLOOD

26
WILDFIRE

69
HEAT

62
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 1, 2020	Resale	Warranty Deed	\$290,000	\$221	\$261K
Jul 28, 2017	Resale	Warranty Deed	\$265,450	\$202	\$238K
Aug 12, 2010	Resale	Warranty Deed	\$220,000	\$168	\$170K
Jun 13, 2008	Resale	Grant Deed	\$50,000	\$38	
Jun 13, 2008	Resale	Warranty Deed	\$233,107	\$178	\$204K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.2 mi
Hononegah Chd High School	High	9–12	2.7 mi
Ledgewood Elementary School	Elementary	PK–1	3.5 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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