

Residential - Vacant Land

RESIDENTIAL

10979 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$362,897 TopHap Estimate · \$151 / ft² · confidence 87 · as of Jun 25, 2026



4

BEDS

2.5

BATHS

2,400 ft²

LIVING AREA

0.1 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$363K

\$317K low

\$409K high

Last Sale

\$272,000 · Nov 27, 2017

Est. Owner Equity

\$362,897

TAX & ASSESSMENT

Property Tax	\$20 (2025)
Assessed Value	\$236
Previous Assessed	\$216
Assessor Market Value	\$708

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	WINNEBAGO
Lot (acres)	0.10
Heating	Yes
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	29 WILDFIRE	69 HEAT	62 STORM	31 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 3, 2017	Resale	Warranty Deed	\$272,000	\$113	\$218K
Apr 18, 2008	Resale	Grant Deed	\$70,000	\$29	
Apr 15, 2008	Resale	Warranty Deed	\$249,575	\$104	\$223K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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