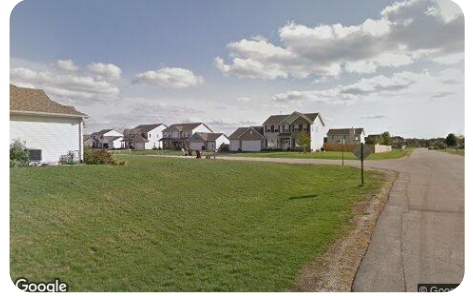
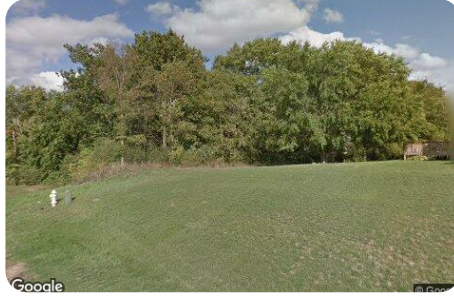


Single Family Residence **RESIDENTIAL**

# 11123 CHICORY RIDGE WAY

ROSCOE, IL 61073

**\$348,336** TopHap Estimate · \$184 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**2**

BATHS

**1,897 ft<sup>2</sup>**

LIVING AREA

**0.38 ac**

LOT SIZE

**2007**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$348K**

\$324K low

\$373K high

Last Sale

**\$198,500 · Mar 23, 2017**

Est. Owner Equity

**\$199,461**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,066 (2025) |
| Assessed Value        | \$101,823      |
| Previous Assessed     | \$93,176       |
| Assessor Market Value | \$305,469      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.38                    |
| Heating       | Gas                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck

## CLIMATE RISK

1  
FLOOD

28  
WILDFIRE

69  
HEAT

62  
STORM

31  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jan 19, 2017 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Mar 17, 2017 | Resale    | Warranty Deed       | \$198,500 | \$105              | \$149K |
| Jun 9, 2016  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Mar 25, 2016 | Quitclaim | Quit Claim Transfer |           |                    | \$85K  |
| Jul 8, 2015  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Sep 20, 2007 | Resale    | Warranty Deed       | \$195,586 | \$103              | \$50K  |
| Sep 20, 2007 | Resale    | Grant Deed          | \$50,000  | \$26               |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Roscoe Middle School        | Middle     | 6–8    | 2.3 mi   |
| Hononegah Chd High School   | High       | 9–12   | 2.5 mi   |
| Ledgewood Elementary School | Elementary | PK–1   | 3.6 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<br>CRIME INDEX | 89<br>AIR POLLUTION | 20,151<br>POPULATION | \$101K<br>MEDIAN IN-COME | 48°F<br>AVG TEMP | 52%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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