

Single Family Residence **RESIDENTIAL**

10727 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$444,043 TopHap Estimate · \$234 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,897 ft²

LIVING AREA

0.35 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$444K

\$420K low

\$469K high

Last Sale

\$248,000 · May 11, 2015

Est. Owner Equity

\$196,043

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$10,974 (2025)
Assessed Value	\$136,624
Previous Assessed	\$124,782
Assessor Market Value	\$409,872

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.35
Heating	Gas
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

75 FLOOD	9 WILDFIRE	69 HEAT	62 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 30, 2015	Resale	Warranty Deed	\$248,000	\$131	\$236K
Jul 15, 2013	Resale	Grant Deed	\$272,000	\$143	\$218K
Jun 10, 2009	Quitclaim	Quit Claim Transfer			
Jun 10, 2009	Quitclaim	Quit Claim Transfer			
Jun 15, 2005	Quitclaim	Quit Claim Transfer			
Jun 15, 2005	Financing	Deed			\$89K
Jun 15, 2005	Quitclaim	Quit Claim Transfer			
Oct 19, 1998	Quitclaim	Quit Claim Transfer			\$70K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.1 mi
Hononegah Chd High School	High	9–12	3.1 mi

Ledgewood Elementary School	Elementary	PK-1	3.4 mi
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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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