

Single Family Residence **RESIDENTIAL**

10740 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$325,717 TopHap Estimate · \$232 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,404 ft²

LIVING AREA

0.27 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$326K

\$285K low

\$366K high

Last Sale

\$148,000 · Feb 12, 1999

Est. Owner Equity

\$184,117

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$7,630 (2025)
Assessed Value	\$96,825
Previous Assessed	\$88,432
Assessor Market Value	\$290,475

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.27
Heating	Gas
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

20
WILDFIRE

69
HEAT

62
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 16, 1999	Resale	Grant Deed	\$148,000	\$105	\$160K
Nov 3, 1998	Resale	Grant Deed	\$30,000	\$21	\$121K
Aug 21, 1998	Resale	Grant Deed	\$29,000	\$21	

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

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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