

Single Family Residence **RESIDENTIAL**

# 10918 CHICORY RIDGE WAY

ROSCOE, IL 61073

**\$375,777** TopHap Estimate · \$308 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**1,222 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**2002**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$376K**

\$354K low

\$397K high

Last Sale

**\$200,000 · Jul 20, 2021**

Est. Owner Equity

**\$185,777**

Loan-to-Value

**53%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,359 (2025) |
| Assessed Value        | \$93,593       |
| Previous Assessed     | \$85,481       |
| Assessor Market Value | \$280,779      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.28                    |
| Heating       | Gas                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jul 9, 2021  | Resale    | Warranty Deed       | \$200,000 | \$164              | \$190K |
| Sep 1, 2017  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Feb 6, 2013  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Feb 6, 2013  | Resale    | Warranty Deed       | \$170,000 | \$139              | \$136K |
| Feb 20, 2012 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jul 8, 2011  | Resale    | Warranty Deed       | \$177,500 | \$145              | \$128K |
| Mar 7, 2008  | Resale    | Warranty Deed       | \$176,900 | \$145              | \$175K |
| Mar 7, 2008  | Resale    | Grant Deed          | \$37,500  | \$31               |        |
| Jun 30, 2005 | Financing | Trustees Deed       |           |                    | \$24K  |
| Apr 3, 2002  | Resale    | Grant Deed          | \$142,000 | \$116              | \$138K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Roscoe Middle School        | Middle     | 6–8    | 2.2 mi   |
| Hononegah Chd High School   | High       | 9–12   | 2.9 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>42</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>20,151</b><br>POPULATION | <b>\$101K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|