

Single Family Residence **RESIDENTIAL**

10745 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$481,586 TopHap Estimate · \$402 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,198 ft²

LIVING AREA

0.32 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$482K

\$453K low

\$510K high

Last Sale

\$207,000 · Jan 26, 2016

Est. Owner Equity

\$278,336

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$10,714 (2025)
Assessed Value	\$133,526
Previous Assessed	\$121,952
Assessor Market Value	\$400,578

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WINNEBAGO
Lot (acres)	0.32
Heating	Gas
Cooling	Central
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

56 FLOOD	18 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
Jan 22, 2016	Resale	Grant Deed	\$207,000	\$173	\$203K
Jan 22, 2016	Resale	Warranty Deed	\$207,000	\$173	
Apr 24, 2012	Resale	Grant Deed	\$190,000	\$159	
Jun 9, 2011	Resale	Warranty Deed	\$190,000	\$159	
Jun 23, 2008	Resale	Warranty Deed	\$255,000	\$213	\$235K
Oct 9, 2002	Resale	Grant Deed	\$209,000	\$174	\$206K
Oct 9, 2002	Resale	Grant Deed	\$27,000	\$23	

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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