

Single Family Residence **RESIDENTIAL**

10967 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$462,074 TopHap Estimate · \$370 / ft² · confidence 90 · as of Jul 14, 2026

4
BEDS

2.5
BATHS

1,250 ft²
LIVING AREA

2.36 ac
LOT SIZE

2010
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$462K

\$417K low

\$507K high

Last Sale

\$292,000 · Mar 28, 2017

Est. Owner Equity

\$230,074

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax

\$8,964 (2025)

Assessed Value

\$112,702

Previous Assessed

\$102,934

Assessor Market Value

\$338,106

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Heating	Gas
Cooling	None
Fireplace	Yes
Pool	No

CLIMATE RISK

100 FLOOD	29 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	\$/FT²	LOAN
Mar 15, 2017	Resale	Warranty Deed	\$292,000	\$234	\$251K
Mar 31, 2010	Resale	Warranty Deed	\$227,585	\$182	\$237K
Sep 1, 2009	Financing	Mortgage			\$2M
Jul 1, 2008	Resale	Grant Deed	\$70,000	\$56	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.1 mi
Hononegah Chd High School	High	9–12	2.8 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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