

Single Family Residence **RESIDENTIAL**

11086 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$325,034 TopHap Estimate · \$266 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

1,222 ft²
LIVING AREA

0.28 ac
LOT SIZE

2008
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

\$325K

\$308K low

\$342K high

Last Sale

\$89,500 · Jan 30, 2009

Est. Owner Equity

\$297,034

Loan-to-Value

8%

TAX & ASSESSMENT

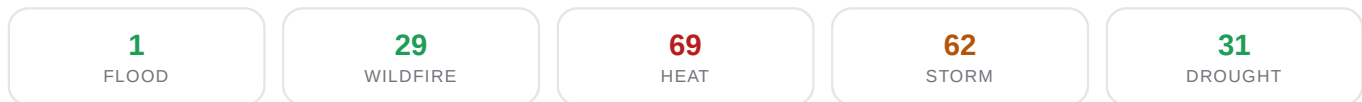
Property Tax	\$7,530 (2025)
Assessed Value	\$95,455
Previous Assessed	\$87,349
Assessor Market Value	\$286,365

PROPERTY FACTS

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

Deck

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.3 mi
Hononegah Chd High School	High	9–12	2.6 mi
Ledgewood Elementary School	Elementary	PK–1	3.6 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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