

Single Family Residence **RESIDENTIAL**

11105 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$452,845 TopHap Estimate · \$310 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

1,461 ft²
LIVING AREA

0.27 ac
LOT SIZE

2007
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$453K

\$437K low

\$469K high

Last Sale

\$340,000 · Aug 26, 2021

Est. Owner Equity

\$98,533

Loan-to-Value

80%

TAX & ASSESSMENT

Assessed Value	\$120,820
Previous Assessed	\$110,560
Assessor Market Value	\$362,460

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.27
Heating	Gas
Cooling	None
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

51
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
Aug 26, 2021	Quitclaim	Quit Claim Transfer			
Aug 24, 2021	Resale	Warranty Deed	\$342,000	\$234	\$354K
Nov 14, 2016	Resale	Grant Deed	\$199,000	\$136	
Aug 17, 2009	Quitclaim	Quit Claim Transfer			
Apr 4, 2008	Resale	Warranty Deed	\$214,387	\$147	\$99K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.2 mi
Hononegah Chd High School	High	9–12	2.6 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

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------