

Single Family Residence **RESIDENTIAL**

# 10675 CHICORY RIDGE WAY

ROSCOE, IL 61073

**\$393,513** TopHap Estimate · \$225 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,750 ft<sup>2</sup>**

LIVING AREA

**0.34 ac**

LOT SIZE

**2001**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$394K**

\$346K low

\$441K high

Last Sale

**\$225,000 · Mar 31, 2004**

Est. Owner Equity

**\$72,813**

Loan-to-Value

**81%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,633 (2025) |
| Assessed Value        | \$120,663      |
| Previous Assessed     | \$110,204      |
| Assessor Market Value | \$361,989      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.34                    |
| Heating       | Gas                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 94<br>FLOOD | 1<br>WILDFIRE | 69<br>HEAT | 62<br>STORM | 31<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Mar 31, 2004 | Resale | Warranty Deed | \$224,000 | \$128              | \$150K |
| Feb 1, 2002  | Resale | Grant Deed    | \$140,000 | \$80               | \$126K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Roscoe Middle School        | Middle     | 6–8    | 2.0 mi   |
| Hononegah Chd High School   | High       | 9–12   | 3.1 mi   |
| Ledgewood Elementary School | Elementary | PK–1   | 3.3 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<br>CRIME INDEX | 89<br>AIR POLLUTION | 20,151<br>POPULATION | \$101K<br>MEDIAN IN-COME | 48°F<br>AVG TEMP | 52%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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