

Single Family Residence **RESIDENTIAL**

10933 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$418,066 TopHap Estimate · \$310 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

1,348 ft²

LIVING AREA

1.05 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$418K

\$405K low

\$431K high

Last Sale

\$230,000 · Jul 29, 2014

Est. Owner Equity

\$34,066

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$9,605 (2025)
Assessed Value	\$120,328
Previous Assessed	\$109,898
Assessor Market Value	\$360,984

PROPERTY FACTS

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

Deck

CLIMATE RISK

100 FLOOD	28 WILDFIRE	69 HEAT	62 STORM	31 DROUGHT
--------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 29, 2014	Resale	Warranty Deed	\$230,000	\$171	\$184K
Oct 28, 2005	Resale	Warranty Deed	\$251,000	\$186	\$193K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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