

Single Family Residence **RESIDENTIAL**

# 10941 CHICORY RIDGE WAY

ROSCOE, IL 61073

**\$481,087** TopHap Estimate · \$384 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**1,252 ft<sup>2</sup>**

LIVING AREA

**1.47 ac**

LOT SIZE

**2005**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$481K**

\$458K low

\$504K high

Last Sale

**\$231,700 · Sep 21, 2005**

Est. Owner Equity

**\$284,887**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,952 (2025) |
| Assessed Value        | \$124,454      |
| Previous Assessed     | \$113,667      |
| Assessor Market Value | \$373,362      |

## PROPERTY FACTS

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

## CLIMATE RISK

|              |                |            |             |               |
|--------------|----------------|------------|-------------|---------------|
| 100<br>FLOOD | 29<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     | \$/FT² | LOAN  |
|--------------|--------|---------------|-----------|--------|-------|
| Sep 21, 2005 | Resale | Warranty Deed | \$230,653 | \$184  | \$85K |
| Sep 21, 2005 | Resale | Grant Deed    | \$25,000  | \$20   |       |

## 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|