

Single Family Residence **RESIDENTIAL**

10972 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$368,554 TopHap Estimate · \$206 / ft² · confidence 92 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,791 ft²
LIVING AREA

0.29 ac
LOT SIZE

2003
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$369K

\$340K low

\$397K high

Last Sale

\$345,000 · Jul 23, 2025

Est. Owner Equity

\$75,304

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$5,912 (2025)
Assessed Value	\$89,402
Previous Assessed	\$81,810
Assessor Market Value	\$268,206

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.29
Heating	Gas
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	28 WILDFIRE	69 HEAT	62 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 22, 2025	Resale	Warranty Deed	\$345,000	\$193	\$293K
Jun 7, 2019	Resale	Warranty Deed	\$162,500	\$91	\$80K
Jan 30, 2004	Resale	Warranty Deed	\$144,500	\$81	\$117K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.2 mi
Hononegah Chd High School	High	9–12	2.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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