

Single Family Residence **RESIDENTIAL**

10994 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$350,510 TopHap Estimate · \$185 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,894 ft²

LIVING AREA

0.29 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$351K

\$318K low

\$383K high

Last Sale

\$39,900 · Feb 28, 2005

Est. Owner Equity

\$267,760

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$8,066 (2025)
Assessed Value	\$101,823
Previous Assessed	\$93,176
Assessor Market Value	\$305,469

PROPERTY FACTS

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

Deck

CLIMATE RISK

1 FLOOD	27 WILDFIRE	69 HEAT	62 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 28, 2005	Resale	Warranty Deed	\$170,818	\$90	\$79K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.2 mi
Hononegah Chd High School	High	9–12	2.7 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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