

Single Family Residence **RESIDENTIAL**

# 7443 TIMBER RIDGE RD

ROSCOE, IL 61073

**\$530,498** TopHap Estimate · \$237 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**  
BEDS

**2.5**  
BATHS

**2,237 ft<sup>2</sup>**  
LIVING AREA

**0.58 ac**  
LOT SIZE

**2005**  
YEAR BUILT

**1**  
STORIES

**6**  
ROOMS

## VALUATION

**\$530K**

\$496K low

\$565K high

Last Sale

**\$345,000 · Apr 2, 2020**

Est. Owner Equity

**\$230,498**

Loan-to-Value

**54%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$13,114 (2025) |
| Assessed Value        | \$184,586       |
| Previous Assessed     | \$168,587       |
| Assessor Market Value | \$553,758       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.58                    |
| Heating       | Gas                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck

## CLIMATE RISK

1  
FLOOD

17  
WILDFIRE

68  
HEAT

61  
STORM

31  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Mar 27, 2020 | Resale    | Grant Deed          | \$345,000 | \$154              | \$300K |
| Jan 23, 2009 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jul 29, 2004 | Resale    | Warranty Deed       | \$49,900  | \$22               |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Willowbrook Middle School      | Middle     | 5–8    | 1.2 mi   |
| Prairie Hill Elementary School | Elementary | PK–4   | 2.1 mi   |
| Hononegah Chd High School      | High       | 9–12   | 4.8 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> |
|-----------|-----------------------|