

Single Family Residence

**RESIDENTIAL**

# 3104 RIDGEWOOD CT

CHAMPAIGN, IL 61821

**\$143,301** TopHap Estimate · \$155 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**1**

BATHS

**925 ft<sup>2</sup>**

LIVING AREA

**1968**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$143K**

\$135K low

\$151K high

Last Sale

**\$80,500 · May 30, 2003**

Est. Owner Equity

**\$78,901**

Loan-to-Value

**45%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,152 (2024) |
| Assessed Value        | \$36,150       |
| Previous Assessed     | \$32,920       |
| Assessor Market Value | \$108,450      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Champaign                  |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Shingle                    |
| Heating       | Central                    |
| Garage        | Mixed                      |
| Pool          | No                         |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|-------------------|---------------------|----------|--------------------|-------|
| May 15, 2017 | Quitclaim         | Quit Claim Transfer |          |                    |       |
| Nov 3, 2015  | Recorded document | Grant Deed          |          |                    |       |
| May 1, 2015  | Quitclaim         | Quit Claim Transfer |          |                    |       |
| May 30, 2003 | Resale            | Grant Deed          | \$80,500 | \$87               | \$64K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Kenwood Elementary School | Elementary | KG–5   | 0.6 mi   |
| Centennial High School    | High       | 9–12   | 0.9 mi   |
| Jefferson Middle School   | Middle     | 6–8    | 1.0 mi   |

District: Champaign Community Unit School District 4

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 61821

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>78</div> <div>CRIME INDEX</div> | <div>86</div> <div>AIR POLLUTION</div> | <div>31,352</div> <div>POPULATION</div> | <div>\$75K</div> <div>MEDIAN IN-COME</div> | <div>52°F</div> <div>AVG TEMP</div> | <div>56%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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