

Single Family Residence **RESIDENTIAL**

10625 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$350,919 TopHap Estimate · \$202 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,738 ft²

LIVING AREA

0.51 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$351K

\$311K low

\$391K high

Last Sale

\$156,800 · Mar 29, 2002

Est. Owner Equity

\$283,919

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$7,611 (2025)
Assessed Value	\$101,593
Previous Assessed	\$92,788
Assessor Market Value	\$304,779

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.51
Heating	Gas
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

81
FLOOD

22
WILDFIRE

69
HEAT

62
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 16, 2002	Resale	Grant Deed	\$157,000	\$90	\$65K
Apr 16, 2002	Resale	Grant Deed	\$40,000	\$23	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.0 mi
Hononegah Chd High School	High	9–12	3.2 mi
Ledgewood Elementary School	Elementary	PK–1	3.3 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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