

Single Family Residence **RESIDENTIAL**

10703 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$448,404 TopHap Estimate · \$243 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,849 ft²

LIVING AREA

0.31 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$448K

\$404K low

\$492K high

Last Sale

\$393,000 · May 13, 2024

Est. Owner Equity

\$448,404

TAX & ASSESSMENT

Assessed Value	\$125,867
Previous Assessed	\$114,957
Assessor Market Value	\$377,601

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.31
Heating	Gas
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

59
FLOOD

18
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
May 2, 2024	Resale	Executors Deed	\$393,000	\$213	
Jul 8, 2002	Resale	Grant Deed	\$206,000	\$111	\$132K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.0 mi
Hononegah Chd High School	High	9–12	3.1 mi
Ledgewood Elementary School	Elementary	PK–1	3.4 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	Absentee owner
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