

Single Family Residence **RESIDENTIAL**

10863 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$467,617 TopHap Estimate · \$334 / ft² · confidence 81 · as of Jul 14, 2026

4
BEDS

3.5
BATHS

1,399 ft²
LIVING AREA

0.46 ac
LOT SIZE

2002
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

\$468K

\$380K low

\$555K high

Last Sale

\$261,000 · Nov 29, 2002

Est. Owner Equity

\$190,617

Loan-to-Value

60%

TAX & ASSESSMENT

Assessed Value

\$143,817

Previous Assessed

\$131,351

Assessor Market Value

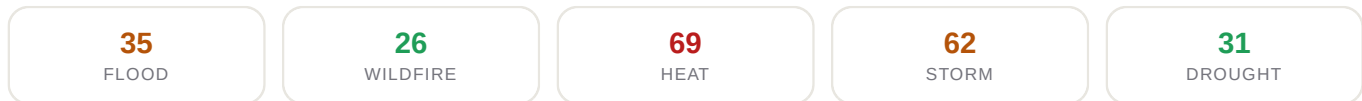
\$431,451

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.46
Heating	Gas
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 4, 2002	Resale	Grant Deed	\$261,000	\$187	\$236K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.1 mi
Hononegah Chd High School	High	9–12	2.9 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	Owner occupied
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