

Single Family Residence **RESIDENTIAL**

10871 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$410,257 TopHap Estimate · \$214 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,914 ft²

LIVING AREA

0.43 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$410K

\$385K low

\$436K high

Last Sale

\$75,000 · Oct 31, 2002

Est. Owner Equity

\$216,257

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$10,698 (2025)
Assessed Value	\$133,338
Previous Assessed	\$121,781
Assessor Market Value	\$400,014

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.43
Heating	Gas
Fireplace	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 4, 2002	Resale	Grant Deed	\$235,000	\$123	\$190K
Nov 4, 2002	Resale	Grant Deed	\$75,000	\$39	

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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