

Single Family Residence **RESIDENTIAL**

10716 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$296,638 TopHap Estimate · \$171 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,738 ft²

LIVING AREA

0.35 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$297K

\$258K low

\$335K high

Est. Owner Equity

\$206,638

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$6,208 (2025)
Assessed Value	\$79,889
Previous Assessed	\$72,964
Assessor Market Value	\$239,667

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.35
Heating	Gas
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 9, 2026	Financing	Correction Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.1 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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