

Single Family Residence **RESIDENTIAL**

10722 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$337,004 TopHap Estimate · \$277 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,217 ft²

LIVING AREA

0.27 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$337K

\$316K low

\$358K high

Last Sale

\$310,000 · Apr 8, 2025

Est. Owner Equity

\$129,204

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$7,913 (2025)
Assessed Value	\$100,192
Previous Assessed	\$91,508
Assessor Market Value	\$300,576

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.27
Heating	Gas
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1 FLOOD	20 WILDFIRE	69 HEAT	62 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 4, 2025	Resale	Warranty Deed	\$310,000	\$255	\$172K
Oct 26, 2015	Resale	Warranty Deed	\$175,000	\$144	\$140K

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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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