

Single Family Residence **RESIDENTIAL**

10856 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$331,694 TopHap Estimate · \$179 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,854 ft²

LIVING AREA

0.29 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$332K

\$300K low

\$363K high

Last Sale

\$290,000 · May 1, 2024

Est. Owner Equity

\$50,644

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$6,528 (2025)
Assessed Value	\$83,708
Previous Assessed	\$76,452
Assessor Market Value	\$251,124

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.29
Heating	Gas
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

20
WILDFIRE

69
HEAT

62
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 30, 2024	Resale	Warranty Deed	\$290,000	\$156	\$276K
Aug 25, 2022	Quitclaim	Quit Claim Transfer			\$121K
Aug 16, 2019	Quitclaim	Quit Claim Transfer			

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	3.5 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
-----------	-----------------------