

Single Family Residence **RESIDENTIAL**

## 9226 FOREST RIDGE DR

ROSCOE, IL 61073

**\$385,444** TopHap Estimate · confidence 78 · as of Jul 14, 2026



**0.31 ac**  
LOT SIZE

### VALUATION

**\$385K**

\$299K low

\$471K high

Est. Owner Equity

**\$227,744**

Loan-to-Value

**39%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,369 (2025) |
| Assessed Value        | \$105,813      |
| Previous Assessed     | \$94,985       |
| Assessor Market Value | \$317,439      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.31                    |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 26<br>WILDFIRE | 69<br>HEAT | 63<br>STORM | 31<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Apr 17, 2012 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Apr 17, 2012 | Quitclaim | Quit Claim Transfer |           |                    | \$133K |
| Feb 22, 2011 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jul 10, 2001 | Resale    | Grant Deed          | \$186,000 |                    | \$151K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Stephen Mack Middle School | Middle     | 6–8    | 2.5 mi   |
| Rockton Elementary School  | Elementary | PK–2   | 4.2 mi   |
| Hononegah Chd High School  | High       | 9–12   | 4.3 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>42</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>20,151</b><br>POPULATION | <b>\$101K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|