

Single Family Residence **RESIDENTIAL**

10641 CHICORY RIDGE WAY

ROSCOE, IL 61073

\$417,524 TopHap Estimate · \$225 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,852 ft²

LIVING AREA

0.46 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$418K

\$384K low

\$451K high

Last Sale

\$255,000 · Jan 8, 2013

Est. Owner Equity

\$417,524

TAX & ASSESSMENT

Property Tax	\$8,884 (2025)
Assessed Value	\$116,746
Previous Assessed	\$106,627
Assessor Market Value	\$350,238

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.46
Heating	Gas
Cooling	Central
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

77
FLOOD

22
WILDFIRE

69
HEAT

62
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 7, 2021	Financing	Deed			
Jan 8, 2013	Resale	Warranty Deed	\$255,000	\$138	\$204K
Jun 26, 2009	Resale	Warranty Deed	\$237,200	\$128	\$142K
Feb 8, 2008	Quitclaim	Quit Claim Transfer			
Mar 20, 2007	Quitclaim	Quit Claim Transfer			
Nov 9, 2006	Resale	Warranty Deed	\$296,000	\$160	\$150K
Oct 29, 2001	Resale	Grant Deed	\$199,000	\$107	\$162K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Middle School	Middle	6–8	2.0 mi
Hononegah Chd High School	High	9–12	3.2 mi

Ledgewood Elementary School	Elementary	PK-1	3.3 mi
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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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