

Single Family Residence **RESIDENTIAL**

2216 HOLLAND ST

ROCKFORD, IL 61102

\$119,716 TopHap Estimate · \$99 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,208 ft²

LIVING AREA

0.3 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$120K

\$108K low

\$131K high

Last Sale

\$74,000 · Oct 12, 2006

Est. Owner Equity

\$45,716

Loan-to-Value

63%

TAX & ASSESSMENT

Assessed Value	\$33,796
Previous Assessed	\$30,330
Assessor Market Value	\$101,388

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.30
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	25 WILDFIRE	68 HEAT	63 STORM	31 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 12, 2006	Resale	Warranty Deed	\$74,000	\$61	\$74K
Jul 28, 1997	Resale	Grant Deed	\$29,500	\$24	\$45K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lathrop Elementary School	Elementary	KG–5	0.3 mi
RESA Middle School	Middle	6–8	0.8 mi
Jefferson High School	High	9–12	4.8 mi

District: Rockford School District 205

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 61102

129 CRIME INDEX	87 AIR POLLUTION	17,742 POPULATION	\$50K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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