

Single Family Residence **RESIDENTIAL**

1112 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$131,626 TopHap Estimate · \$56 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

2,357 ft²

LIVING AREA

0.19 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$132K

\$112K low

\$151K high

Last Sale

\$107,000 · Oct 30, 2006

Est. Owner Equity

\$46,026

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$1,493 (2025)
Assessed Value	\$51,584
Previous Assessed	\$46,292
Assessor Market Value	\$154,752

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.19
Construction	Brick
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Alley/Corner

Deck · 317 ft²

CLIMATE RISK

1
FLOOD

1
WILDFIRE

69
HEAT

64
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 30, 2006	Resale	Warranty Deed	\$107,000	\$45	\$86K
Apr 24, 2001	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.5 mi
West Middle School	Middle	6–8	1.8 mi
Auburn High School	High	9–12	3.6 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 61103

122 CRIME INDEX	91 AIR POLLUTION	23,056 POPULATION	\$54K 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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