

Single Family Residence **RESIDENTIAL**

8440 WINTERFOREST DR NE

ROCKFORD, MI 49341

\$823,555 TopHap Estimate · \$377 / ft² · confidence 96 · as of Jul 14, 2026

3
BEDS

2.5
BATHS

2,185 ft²
LIVING AREA

10.01 ac
LOT SIZE

1992
YEAR BUILT

1
STORIES

6
ROOMS

6
PARKING

VALUATION

\$824K

\$793K low

\$854K high

Last Sale

\$465,000 · Mar 26, 2019

Est. Owner Equity

\$375,155

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax

\$5,895 (2025)

Assessed Value

\$403,400

Previous Assessed

\$345,500

Assessor Market Value

\$806,800

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	10.01
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 1,787 ft²

CLIMATE RISK

70 FLOOD	17 WILDFIRE	60 HEAT	76 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 22, 2019	Resale	Warranty Deed	\$465,000	\$213	\$419K
Apr 16, 2012	Resale	Grant Deed	\$288,000	\$132	
Mar 31, 2011	Quitclaim	Quit Claim Transfer			
Jul 20, 2010	Recorded document	Warranty Deed			
Oct 14, 2009	Non-arms-length	Trustees Deed	\$377,861	\$173	
Nov 13, 2006	Resale	Warranty Deed	\$435,000	\$199	\$348K
Feb 2, 2005	Quitclaim	Quit Claim Transfer			
Mar 18, 1999	Resale	Grant Deed	\$310,000	\$142	\$240K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Rockford Middle School	Middle	6–8	0.4 mi
Lakes Elementary School	Elementary	KG–5	1.7 mi
Rockford High School	High	10–12	5.6 mi

District: Rockford Public Schools

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 49341

60 CRIME INDEX	84 AIR POLLUTION	38,938 POPULATION	\$108K MEDIAN IN-COME	47°F AVG TEMP	46% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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