

Single Family Residence **RESIDENTIAL**

8580 WINTERFOREST DR NE

ROCKFORD, MI 49341

\$1,024,793 TopHap Estimate · \$419 / ft² · confidence 93 · as of Jul 14, 2026

3

BEDS

4

BATHS

2,444 ft²

LIVING AREA

13.22 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

5

ROOMS

4

PARKING

VALUATION

\$1M

\$955K low

\$1.1M high

Last Sale

\$495,000 · Dec 6, 2018

Est. Owner Equity

\$377,293

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax

\$7,581 (2025)

Assessed Value

\$486,600

Previous Assessed

\$457,200

Assessor Market Value

\$973,200

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	13.22
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 1,860 ft²

CLIMATE RISK

1 FLOOD	16 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	\$/FT ²	LOAN
Nov 30, 2018	Resale	Warranty Deed	\$495,000	\$203	\$453K
Oct 12, 2006	Resale	Warranty Deed	\$465,000	\$190	
Apr 13, 2004	Resale	Grant Deed	\$570,000	\$233	\$334K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Rockford Middle School	Middle	6–8	0.5 mi
Lakes Elementary School	Elementary	KG–5	1.9 mi
Rockford High School	High	10–12	5.8 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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