

Single Family Residence **RESIDENTIAL**

# 3131 16TH ST

ROCKFORD, IL 61109

**\$56,203** TopHap Estimate · \$72 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**777 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1950**

YEAR BUILT

**1**

STORIES

**4**

ROOMS

## VALUATION

**\$56K**

\$51K low

\$61K high

Last Sale

**\$45,500 · Jul 3, 2019**

Est. Owner Equity

**\$20,203**

Loan-to-Value

**51%**

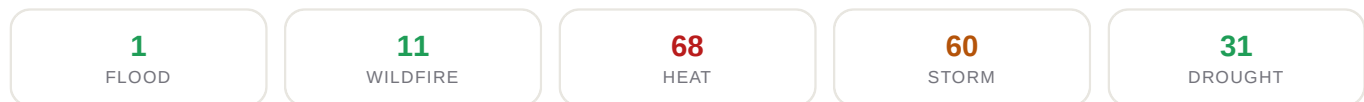
## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,535 (2025)</b> |
| Assessed Value        | <b>\$17,386</b>       |
| Previous Assessed     | <b>\$15,603</b>       |
| Assessor Market Value | <b>\$52,158</b>       |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| Style         | <b>Ranch</b>                   |
| County        | <b>WINNEBAGO</b>               |
| Lot (acres)   | <b>0.13</b>                    |
| Roof          | <b>Asphalt</b>                 |
| Heating       | <b>Yes</b>                     |
| Cooling       | <b>Central</b>                 |
| Pool          | <b>No</b>                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE                | TYPE   | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|---------------------|--------|---------------|----------|--------------------|-------|
| <b>Jul 1, 2019</b>  | Resale | Warranty Deed | \$45,299 | \$58               | \$36K |
| <b>Oct 18, 2006</b> | Resale | Warranty Deed | \$54,000 | \$69               | \$49K |
| <b>May 15, 2006</b> | Resale | Grant Deed    | \$27,000 | \$35               |       |
| <b>May 2, 2002</b>  | Resale | Grant Deed    | \$30,000 | \$39               | \$24K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| <b>Riverdahl Elementary School</b> | Elementary | KG–5   | 1.2 mi   |
| <b>Jefferson High School</b>       | High       | 9–12   | 1.9 mi   |
| <b>RESA Middle School</b>          | Middle     | 6–8    | 3.4 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 61109

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>100</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>26,851</b><br>POPULATION | <b>\$62K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|