

Single Family Residence **RESIDENTIAL**

## 2096 EDGE ROCK RD

ROCKTON, IL 61072

**\$309,857** TopHap Estimate · \$241 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,285 ft<sup>2</sup>**

LIVING AREA

**0.29 ac**

LOT SIZE

**2001**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

### VALUATION

**\$310K**

\$295K low

\$325K high

Last Sale

**\$307,000 · May 27, 2026**

Est. Owner Equity

**\$64,257**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,971 (2025) |
| Assessed Value        | \$76,943       |
| Previous Assessed     | \$70,274       |
| Assessor Market Value | \$230,829      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.29                    |
| Heating       | Gas                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 21<br>WILDFIRE | 68<br>HEAT | 61<br>STORM | 31<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| May 22, 2026 | Resale    | Warranty Deed       | \$307,000 | \$239              | \$246K |
| Feb 28, 2014 | Resale    | Grant Deed          | \$110,000 | \$86               | \$108K |
| Dec 12, 2013 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Sep 25, 2006 | Resale    | Warranty Deed       | \$150,000 | \$117              | \$120K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Hononegah Chd High School   | High       | 9–12   | 1.6 mi   |
| Roscoe Middle School        | Middle     | 6–8    | 2.9 mi   |
| Ledgewood Elementary School | Elementary | PK–1   | 3.6 mi   |

District: Hononegah Community High School District 207

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 61072

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>71</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>11,070</b><br>POPULATION | <b>\$97K</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>Owner occupied</b> |
|-----------|-----------------------|