

Single Family Residence **RESIDENTIAL**

2803 WOODSIDE DR

ROCKFORD, IL 61109

\$223,927 TopHap Estimate · \$95 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

2,368 ft²

LIVING AREA

0.39 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

VALUATION

\$224K

\$215K low

\$233K high

Last Sale

\$66,400 · Sep 18, 2013

Est. Owner Equity

\$50,777

Loan-to-Value

75%

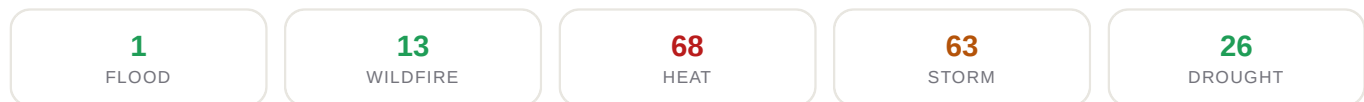
TAX & ASSESSMENT

Property Tax	\$4,105 (2025)
Assessed Value	\$57,649
Previous Assessed	\$52,147
Assessor Market Value	\$172,947

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.39
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 18, 2013	Resale	Grant Deed	\$66,400	\$28	\$63K
Nov 15, 2012	Recorded document	Trustees Deed			
Dec 12, 2002	Resale	Grant Deed	\$98,500	\$42	\$97K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cherry Valley Elementary School	Elementary	KG–5	0.8 mi
Flinn Middle School	Middle	6–8	2.5 mi
East High School	High	9–12	3.0 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

100 CRIME INDEX	88 AIR POLLUTION	26,851 POPULATION	\$62K 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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