

Single Family Residence **RESIDENTIAL**

# 528 WASHINGTON ST

ROCKFORD, IL 61104

**\$129,716** TopHap Estimate · \$86 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**  
BEDS

**1**  
BATHS

**1,510 ft<sup>2</sup>**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**1940**  
YEAR BUILT

**1**  
STORIES

**5**  
ROOMS

**1**  
PARKING

## VALUATION

**\$130K**

\$121K low

\$138K high

Last Sale

**\$115,000 · Jul 21, 2025**

Est. Owner Equity

**\$129,716**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,211 (2025) |
| Assessed Value        | \$31,042       |
| Previous Assessed     | \$27,858       |
| Assessor Market Value | \$93,126       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.14                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |
| View          | Alley                   |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 1<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 |
|--------------|-----------|---------------------|-----------|--------------------|------|
| Jul 17, 2025 | Resale    | Warranty Deed       | \$115,000 | \$76               |      |
| Aug 7, 2023  | Resale    | Warranty Deed       | \$47,000  | \$31               |      |
| Jul 22, 2022 | Quitclaim | Quit Claim Transfer |           |                    |      |
| Nov 24, 2021 | Resale    | Warranty Deed       | \$38,000  | \$25               |      |
| Nov 21, 2018 | Quitclaim | Quit Claim Transfer |           |                    |      |
| Sep 17, 2018 | Quitclaim | Quit Claim Transfer | \$27,700  | \$18               |      |
| Sep 28, 2018 | Quitclaim | Quit Claim Transfer |           |                    |      |

|                     |                   |               |
|---------------------|-------------------|---------------|
| <b>Jun 27, 2018</b> | Recorded document | Trustees Deed |
| <b>Nov 30, 1998</b> | Recorded document | Grant Deed    |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| <b>Lincoln Middle School</b>     | Middle     | 6–8    | 0.5 mi   |
| <b>East High School</b>          | High       | 9–12   | 0.7 mi   |
| <b>Johnson Elementary School</b> | Elementary | KG–5   | 1.4 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 61104

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>157</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>17,656</b><br>POPULATION | <b>\$34K</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> |
|-----------|-----------------------|