

Single Family Residence **RESIDENTIAL**

## 2820 RIDGE AVE

ROCKFORD, IL 61103

**\$120,887** TopHap Estimate · \$92 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,310 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1962**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

### VALUATION

**\$121K**

\$115K low

\$127K high

Last Sale

**\$88,200 · Dec 12, 2007**

Est. Owner Equity

**\$30,373**

Loan-to-Value

**75%**

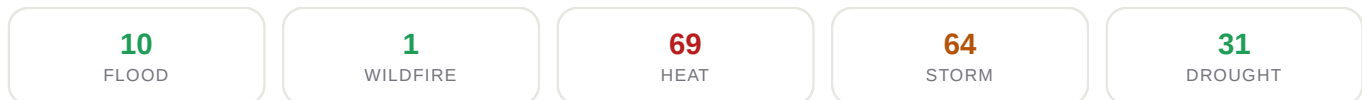
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,376 (2025) |
| Assessed Value        | \$32,914       |
| Previous Assessed     | \$29,538       |
| Assessor Market Value | \$98,742       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.17                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|--------|---------------|----------|--------------------|-------|
| Dec 12, 2007 | Resale | Warranty Deed | \$87,682 | \$67               | \$87K |
| Dec 6, 2004  | Resale | Grant Deed    | \$67,500 | \$52               | \$61K |
| May 21, 2002 | Resale | Grant Deed    | \$76,000 | \$58               | \$77K |
| Apr 21, 1998 | Resale | Grant Deed    | \$58,000 | \$44               | \$47K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| West View Elementary School | Elementary | KG–5   | 0.6 mi   |
| West Middle School          | Middle     | 6–8    | 0.7 mi   |
| Auburn High School          | High       | 9–12   | 2.6 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 61103

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>122</div> <div>CRIME INDEX</div> | <div>91</div> <div>AIR POLLUTION</div> | <div>23,056</div> <div>POPULATION</div> | <div>\$54K</div> <div>MEDIAN IN-COME</div> | <div>48°F</div> <div>AVG TEMP</div> | <div>52%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|