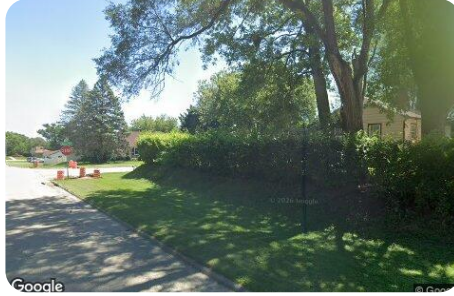


Single Family Residence **RESIDENTIAL**

2305 ROSE AVE

ROCKFORD, IL 61102

\$110,248 TopHap Estimate · \$127 / ft² · confidence 85 · as of Jul 14, 2026



2
BEDS

1
BATHS

870 ft²
LIVING AREA

0.4 ac
LOT SIZE

1945
YEAR BUILT

1
STORIES

4
ROOMS

1
PARKING

VALUATION

\$110K

\$94K low

\$127K high

Last Sale

\$95,000 · Jun 10, 2025

Est. Owner Equity

\$13,348

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$1,579 (2025)
Assessed Value	\$23,884
Previous Assessed	\$21,434
Assessor Market Value	\$71,652

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.40
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

Deck · 256 ft²

CLIMATE RISK

1
FLOOD

24
WILDFIRE

68
HEAT

63
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 27, 2025	Resale	Warranty Deed	\$95,000	\$109	\$92K
Oct 9, 2021	Financing	Intrafamily Transfer			
Jun 25, 2019	Quitclaim	Quit Claim Transfer			
Jul 22, 2004	Resale	Warranty Deed	\$52,900	\$61	\$45K
Sep 26, 2000	Resale	Grant Deed	\$36,000	\$41	\$37K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lathrop Elementary School	Elementary	KG–5	0.2 mi
RESA Middle School	Middle	6–8	0.6 mi
Jefferson High School	High	9–12	4.8 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 61102

129 CRIME INDEX	87 AIR POLLUTION	17,742 POPULATION	\$50K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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