

Single Family Residence **RESIDENTIAL**

3752 MODESTO DR

ROCKFORD, IL 61114

\$291,196 TopHap Estimate · \$121 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,400 ft²

LIVING AREA

0.5 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$291K

\$267K low

\$315K high

Last Sale

\$148,900 · Aug 12, 1996

Est. Owner Equity

\$291,196

TAX & ASSESSMENT

Property Tax	\$7,207 (2025)
Assessed Value	\$87,627
Previous Assessed	\$78,639
Assessor Market Value	\$262,881

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.50
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 368 ft²

CLIMATE RISK

1

FLOOD

10

WILDFIRE

69

HEAT

64

STORM

31

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 22, 2022	Financing	Deed			
Aug 23, 1996	Resale	Grant Deed	\$149,000	\$62	\$134K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Guilford High School	High	9–12	1.2 mi
Spring Creek Elementary School	Elementary	KG–5	1.3 mi
Eisenhower Middle School	Middle	6–8	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 61114

53 CRIME INDEX	91 AIR POLLUTION	15,641 POPULATION	\$86K 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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