

Single Family Residence **RESIDENTIAL**

2203 CLINTON PL

ROCKFORD, IL 61103

\$435,739 TopHap Estimate · \$110 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,958 ft²

LIVING AREA

0.26 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

9

ROOMS

1

PARKING

VALUATION

\$436K

\$407K low

\$464K high

Last Sale

\$325,000 · Sep 7, 2022

Est. Owner Equity

\$175,739

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$13,099 (2025)
Assessed Value	\$154,367
Previous Assessed	\$138,532
Assessor Market Value	\$463,101

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WINNEBAGO
Lot (acres)	0.26
Construction	Brick
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 204 ft²

CLIMATE RISK

1

FLOOD

8

WILDFIRE

69

HEAT

64

STORM

31

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 29, 2022	Resale	Warranty Deed	\$325,000	\$82	\$260K
Jun 1, 2012	Resale	Warranty Deed	\$233,000	\$59	\$175K
May 11, 2007	Resale	Warranty Deed	\$309,000	\$78	\$294K
Sep 5, 2006	Quitclaim	Quit Claim Transfer			
Oct 24, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Welsh Elementary School	Elementary	KG–5	1.2 mi
West Middle School	Middle	6–8	1.7 mi
Guilford 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 61103

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

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

OWNERSHIP

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