

Rural Residence

RESIDENTIAL

7861 OLD RIVER RD

ROCKFORD, IL 61103

\$208,128 TopHap Estimate · confidence 86 · as of Jul 14, 2026



0.38 ac
LOT SIZE

VALUATION

\$208K

\$179K low

\$237K high

Last Sale

\$101,000 · Aug 10, 2015

Est. Owner Equity

\$96,929

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$4,446 (2025)
Assessed Value	\$73,974
Previous Assessed	\$66,404
Assessor Market Value	\$221,922

PROPERTY FACTS

Property Type	Rural Residence
County	WINNEBAGO
Lot (acres)	0.38
Pool	No

CLIMATE RISK

1 FLOOD	25 WILDFIRE	69 HEAT	64 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 31, 2015	Resale	Warranty Deed	\$101,000		\$91K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	4.6 mi
West Middle School	Middle	6–8	5.8 mi
Auburn High School	High	9–12	7.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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