

Single Family Residence **RESIDENTIAL**

1516 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$125,119 TopHap Estimate · \$104 / ft² · confidence 89 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,202 ft²
LIVING AREA

0.29 ac
LOT SIZE

1946
YEAR BUILT

1
STORIES

4
ROOMS

1
PARKING

VALUATION

\$125K

\$112K low

\$138K high

Last Sale

\$46,000 · Mar 11, 1994

Est. Owner Equity

\$10,879

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$1,017 (2025)
Assessed Value	\$43,542
Previous Assessed	\$39,076
Assessor Market Value	\$130,626

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modular
County	WINNEBAGO
Lot (acres)	0.29
Roof	Metal
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.3 mi
West Middle School	Middle	6–8	1.6 mi
Auburn High School	High	9–12	3.4 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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