

Single Family Residence **RESIDENTIAL**

1501 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$124,082 TopHap Estimate · \$53 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

2,322 ft²

LIVING AREA

0.26 ac

LOT SIZE

1940

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$124K

\$115K low

\$133K high

Last Sale

\$90,000 · Feb 2, 2024

Est. Owner Equity

\$0

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$4,383 (2025)
Assessed Value	\$49,644
Previous Assessed	\$44,552
Assessor Market Value	\$148,932

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 24, 2024	Quitclaim	Quit Claim Transfer			\$126K
Jan 31, 2024	Resale	Warranty Deed	\$90,000	\$39	
Mar 27, 2018	Resale	Grant Deed	\$75,000	\$32	\$8K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.4 mi
West Middle School	Middle	6–8	1.7 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	Absentee owner
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