

Single Family Residence **RESIDENTIAL**

2312 HOLLAND ST

ROCKFORD, IL 61102

\$169,542 TopHap Estimate · \$61 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

1

BATHS

2,786 ft²

LIVING AREA

0.26 ac

LOT SIZE

1942

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$170K

\$147K low

\$192K high

Last Sale

\$130,000 · Sep 3, 2024

Est. Owner Equity

\$51,542

Loan-to-Value

71%

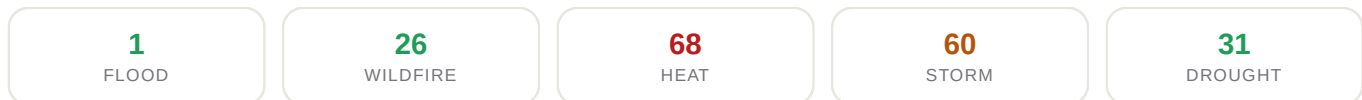
TAX & ASSESSMENT

Property Tax	\$2,979 (2025)
Assessed Value	\$44,743
Previous Assessed	\$39,121
Assessor Market Value	\$134,229

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 30, 2024	Resale	Warranty Deed	\$130,000	\$47	\$118K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lathrop Elementary School	Elementary	KG–5	0.3 mi
RESA Middle School	Middle	6–8	0.7 mi
Jefferson High School	High	9–12	4.8 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 61102

129 CRIME INDEX	87 AIR POLLUTION	17,742 POPULATION	\$50K 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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