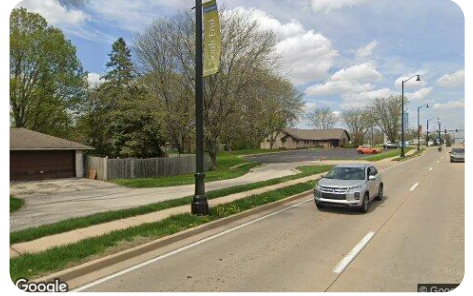


Single Family Residence **RESIDENTIAL**

1103 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$174,456 TopHap Estimate · \$103 / ft² · confidence 82 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,686 ft²

LIVING AREA

0.25 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$174K

\$143K low

\$206K high

Last Sale

\$146,000 · Sep 19, 2024

Est. Owner Equity

\$25,756

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$3,255 (2025)
Assessed Value	\$42,868
Previous Assessed	\$38,471
Assessor Market Value	\$128,604

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.25
Roof	Asphalt
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.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 16, 2024	Resale	Warranty Deed	\$146,000	\$87	\$139K
Apr 27, 2023	Resale	Warranty Deed	\$76,000	\$45	
Mar 17, 2020	Resale	Warranty Deed	\$768,000	\$456	
Dec 3, 2009	Resale	Warranty Deed	\$72,500	\$43	\$42K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.6 mi
West Middle School	Middle	6–8	1.8 mi
Auburn High School	High	9–12	3.6 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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