

Condominium

RESIDENTIAL

2580 WINDING RIDGE TRL NE

ROCKFORD, MI 49341

\$769,679 TopHap Estimate · \$300 / ft² · confidence 91 · as of Jul 14, 2026

5

BEDS

3.5

BATHS

2,568 ft²

LIVING AREA

1.27 ac

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$770K

\$702K low

\$837K high

Last Sale

\$695,000 · Aug 9, 2022

Est. Owner Equity

\$719,679

Loan-to-Value

7%

TAX & ASSESSMENT

Property Tax

\$6,873 (2025)

Assessed Value

\$372,200

Previous Assessed

\$347,300

Assessor Market Value

\$744,400

PROPERTY FACTS

Property Type	Condominium
Style	Ranch
County	KENT
Lot (acres)	1.27
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

51 FLOOD	22 WILDFIRE	59 HEAT	78 STORM	29 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 14, 2026	Financing	Mortgage			\$50K
Jul 29, 2022	Resale	Warranty Deed	\$695,000	\$271	\$521K
May 20, 2019	Financing	Intrafamily Transfer			\$400K
Sep 27, 2018	Resale	Warranty Deed	\$450,000	\$175	\$405K
May 13, 2014	Resale	Warranty Deed	\$360,000	\$140	\$324K
May 18, 2007	Resale	Warranty Deed	\$340,000	\$132	\$272K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edgerton Trails Elementary School	Elementary	KG–5	1.2 mi
North Rockford Middle School	Middle	6–8	2.9 mi
Rockford High School	High	10–12	3.2 mi

District: Rockford Public Schools

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 49341

60 CRIME INDEX	84 AIR POLLUTION	38,938 POPULATION	\$108K MEDIAN IN-COME	47°F AVG TEMP	46% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------