

Single Family Residence **RESIDENTIAL**

## 2858 LARK RISE

ROCKFORD, IL 61114

**\$343,806** TopHap Estimate · \$143 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,403 ft<sup>2</sup>**

LIVING AREA

**0.27 ac**

LOT SIZE

**1992**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**1**

PARKING

### VALUATION

**\$344K**

**\$327K low**

**\$361K high**

Last Sale

**\$210,000 · Oct 15, 2020**

Est. Owner Equity

**\$175,806**

Loan-to-Value

**52%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,514 (2025) |
| Assessed Value        | \$102,428      |
| Previous Assessed     | \$91,922       |
| Assessor Market Value | \$307,284      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.27                    |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 462 ft²

## CLIMATE RISK

**1**  
FLOOD

**1**  
WILDFIRE

**68**  
HEAT

**62**  
STORM

**31**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Oct 14, 2020 | Resale | Grant Deed | \$210,000 | \$87   | \$168K |
| Jul 31, 1998 | Resale | Grant Deed | \$165,000 | \$69   | \$105K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Guilford High School           | High       | 9–12   | 1.3 mi   |
| Spring Creek Elementary School | Elementary | KG–5   | 1.6 mi   |
| Eisenhower Middle School       | Middle     | 6–8    | 3.0 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 61114

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>53</div> <div>CRIME INDEX</div> | <div>91</div> <div>AIR POLLUTION</div> | <div>15,641</div> <div>POPULATION</div> | <div>\$86K</div> <div>MEDIAN IN-COME</div> | <div>48°F</div> <div>AVG TEMP</div> | <div>52%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

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