

Single Family Residence **RESIDENTIAL**

# 2910 RUTGERS PL

ROCKFORD, IL 61109

**\$172,039** TopHap Estimate · \$76 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,260 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1968**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$172K**

\$163K low

\$181K high

Last Sale

**\$75,000 · Jul 1, 2020**

Est. Owner Equity

**\$107,039**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$3,949 (2025)</b> |
| Assessed Value        | <b>\$50,207</b>       |
| Previous Assessed     | <b>\$45,415</b>       |
| Assessor Market Value | <b>\$150,621</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>WINNEBAGO</b>               |
| Lot (acres)   | <b>0.23</b>                    |
| Construction  | <b>Frame (Unspecified)</b>     |
| Roof          | <b>Asphalt</b>                 |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Pool          | <b>No</b>                      |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>68</b><br>HEAT | <b>60</b><br>STORM | <b>31</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                                                                | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|---------------------|-------------------|---------------------------------------------------------------------|----------|--------------------|-------|
| <b>Jun 26, 2020</b> | Non-arms-length   | Grant Deed                                                          | \$75,000 | \$33               | \$68K |
| <b>Mar 19, 2020</b> | Recorded document | One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds |          |                    |       |
| <b>Apr 26, 2012</b> | Resale            | Warranty Deed                                                       | \$82,000 | \$36               | \$78K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| <b>Hillman Elementary School</b> | Elementary | KG–5   | 0.3 mi   |
| <b>Flinn Middle School</b>       | Middle     | 6–8    | 0.9 mi   |
| <b>Jefferson High School</b>     | High       | 9–12   | 1.9 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 61109

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>100</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>26,851</b><br>POPULATION | <b>\$62K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|