

Single Family Residence **RESIDENTIAL**

# 2302 RIVERDALE RD

ROCK FALLS, IL 61071

**\$167,713** TopHap Estimate · confidence 94 · as of Jul 14, 2026



**0.5 ac**  
LOT SIZE

## VALUATION

**\$168K**

\$158K low

\$178K high

Last Sale

**\$42,500 · Sep 8, 2017**

Est. Owner Equity

**\$51,625**

Loan-to-Value

**64%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$4,540 (2025)</b> |
| Assessed Value        | <b>\$48,925</b>       |
| Previous Assessed     | <b>\$44,968</b>       |
| Assessor Market Value | <b>\$146,775</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>WHITESIDE</b>               |
| Lot (acres)   | <b>0.50</b>                    |
| Pool          | <b>No</b>                      |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>9</b><br>WILDFIRE | <b>73</b><br>HEAT | <b>71</b><br>STORM | <b>31</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

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

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|---------------------|-----------|--------------------|--------|
| <b>Mar 29, 2018</b> | Resale            | Warranty Deed       | \$115,000 |                    | \$117K |
| <b>Aug 15, 2017</b> | Resale            | Grant Deed          | \$42,500  |                    |        |
| <b>Apr 6, 2017</b>  | Recorded document | Trustees Deed       |           |                    |        |
| <b>Jul 14, 2015</b> | Quitclaim         | Quit Claim Transfer |           |                    |        |
| <b>Jul 24, 2012</b> | Resale            | Grant Deed          | \$56,000  |                    | \$82K  |
| <b>Dec 1, 2011</b>  | Recorded document | Trustees Deed       |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| <b>Rock Falls Middle School</b>        | Middle     | 6–8    | 1.6 mi   |
| <b>Dillon Elementary School</b>        | Elementary | KG–2   | 1.7 mi   |
| <b>Rock Falls Township High School</b> | High       | 9–12   | 2.0 mi   |

District: Rock Falls Elementary School District 13

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 61071

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>121</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>12,838</b><br>POPULATION | <b>\$60K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>55%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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