

Single Family Residence **RESIDENTIAL**

2212 RIDGE AVE

ROCKFORD, IL 61103

\$100,709 TopHap Estimate · \$94 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,072 ft²

LIVING AREA

0.21 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

4

ROOMS

1

PARKING

VALUATION

\$101K

\$95K low

\$106K high

Last Sale

\$54,000 · Jul 30, 1999

Est. Owner Equity

\$45,709

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$345 (2025)
Assessed Value	\$27,951
Previous Assessed	\$25,084
Assessor Market Value	\$83,853

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.21
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	69 HEAT	64 STORM	31 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 2, 1999	Resale	Grant Deed	\$54,000	\$50	\$54K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Welsh Elementary School	Elementary	KG–5	0.2 mi
West Middle School	Middle	6–8	0.4 mi
Guilford High School	High	9–12	4.3 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
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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