

Duplex (2 Units, Any Combination)

RESIDENTIAL

3245 W RIVERSIDE BLVD

ROCKFORD, IL 61101



4

BEDS

2.5

BATHS

3,705 ft²

LIVING AREA

0.37 ac

LOT SIZE

1969

YEAR BUILT

1

STORIES

11

ROOMS

1

PARKING

VALUATION

Last Sale

\$230,000 · Jun 12, 2024

TAX & ASSESSMENT

Property Tax	\$5,501 (2025)
Assessed Value	\$73,306
Previous Assessed	\$65,787
Assessor Market Value	\$219,918

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.37
Construction	Brick
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No
View	Traffic

CLIMATE RISK

1 FLOOD	26 WILDFIRE	69 HEAT	64 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 7, 2024	Resale	Warranty Deed	\$230,000	\$62	\$170K
Jul 6, 2020	Resale	Correction Deed	\$95,000	\$26	
Jul 6, 2020	Resale	Warranty Deed	\$95,000	\$26	
Jan 26, 2010	Resale	Warranty Deed	\$75,000	\$20	
Mar 31, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.9 mi
West Middle School	Middle	6–8	1.6 mi
Auburn High School	High	9–12	2.8 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 61101

131 CRIME INDEX	86 AIR POLLUTION	19,188 POPULATION	\$50K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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