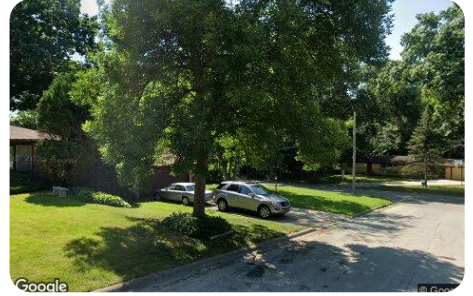


Single Family Residence **RESIDENTIAL**

# 309 ROLAND AVE

ROCKFORD, IL 61107

**\$178,884** TopHap Estimate · \$119 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,506 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1959**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$179K**

\$169K low

\$188K high

Last Sale

**\$77,000 · Dec 22, 1999**

Est. Owner Equity

**\$100,006**

Loan-to-Value

**45%**

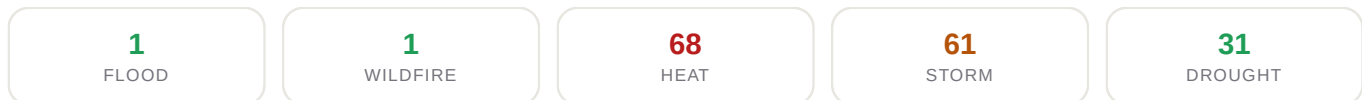
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,530 (2025) |
| Assessed Value        | \$50,979       |
| Previous Assessed     | \$45,750       |
| Assessor Market Value | \$152,937      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.17                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|--------|------------|----------|--------------------|-------|
| Jan 11, 2000 | Resale | Grant Deed | \$77,000 | \$51               | \$79K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Johnson Elementary School | Elementary | KG–5   | 0.5 mi   |
| East High School          | High       | 9–12   | 0.9 mi   |
| Lincoln Middle School     | Middle     | 6–8    | 1.3 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 61107

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>89</div> <div>CRIME INDEX</div> | <div>87</div> <div>AIR POLLUTION</div> | <div>29,768</div> <div>POPULATION</div> | <div>\$74K</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 |
|-----------|----------------|