

Duplex (2 Units, Any Combination)

RESIDENTIAL

3267 W RIVERSIDE BLVD

ROCKFORD, IL 61101



4

BEDS

2.5

BATHS

4,082 ft²

LIVING AREA

0.37 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

9

ROOMS

1

PARKING

TAX & ASSESSMENT

Property Tax	\$6,053 (2025)
Assessed Value	\$79,558
Previous Assessed	\$71,397
Assessor Market Value	\$238,674

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Ranch
County	WINNEBAGO

Lot (acres)	0.37
Construction	Brick
Roof	Asphalt
Heating	Electric
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	\$/FT²	LOAN
May 4, 2011	Quitclaim	Quit Claim Transfer			
Apr 28, 2011	Resale	Warranty Deed	\$130,000	\$32	\$80K

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	2.7 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	Owner occupied
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