

Single Family Residence **RESIDENTIAL**

2311 DOUGLAS ST

ROCKFORD, IL 61103

\$112,621 TopHap Estimate · \$106 / ft² · confidence 73 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,059 ft²

LIVING AREA

0.17 ac

LOT SIZE

1925

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$113K

\$83K low

\$142K high

Last Sale

\$105,000 · Mar 4, 2024

Est. Owner Equity

\$6,571

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$2,522 (2025)
Assessed Value	\$34,560
Previous Assessed	\$30,468
Assessor Market Value	\$103,680

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	WINNEBAGO
Lot (acres)	0.17
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No
View	Alley

Deck · 64 ft²

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	\$/FT²	LOAN
Mar 1, 2024	Resale	Warranty Deed	\$105,000	\$99	\$102K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Welsh Elementary School	Elementary	KG–5	0.9 mi
West Middle School	Middle	6–8	1.4 mi
Guilford High School	High	9–12	3.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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