

Single Family Residence **RESIDENTIAL**

8050 OLD RIVER RD

ROCKFORD, IL 61103

\$374,351 TopHap Estimate · confidence 91 · as of Jul 14, 2026



7.56 ac
LOT SIZE

VALUATION

\$374K

\$340K low

\$408K high

Last Sale

\$240,000 · Dec 30, 2019

Est. Owner Equity

\$182,351

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$8,475 (2025)
Assessed Value	\$129,573
Previous Assessed	\$116,313
Assessor Market Value	\$388,719

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Pool	No

CLIMATE RISK

100 FLOOD	31 WILDFIRE	69 HEAT	63 STORM	31 DROUGHT
--------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 23, 2019	Resale	Warranty Deed	\$240,000		\$192K
Dec 23, 2019	Quitclaim	Quit Claim Transfer			
Nov 5, 2013	Resale	Grant Deed	\$240,000		\$120K
Apr 14, 2012	Quitclaim	Quit Claim Transfer			
Jun 28, 2010	Resale	Warranty Deed	\$290,000		\$232K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	4.8 mi
West Middle School	Middle	6–8	6.0 mi
Auburn High School	High	9–12	7.3 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	Absentee owner
-----------	-----------------------