

Duplex (2 Units, Any Combination)

RESIDENTIAL

2230 CANARY DR

ROCKFORD, IL 61103

6

BEDS

2

BATHS

2,844 ft²

LIVING AREA

0.28 ac

LOT SIZE

1970

YEAR BUILT

2

STORIES

10

ROOMS

1

PARKING

VALUATION

Last Sale

\$100,000 · Dec 5, 2018

TAX & ASSESSMENT

Property Tax	\$4,673 (2025)
Assessed Value	\$52,931
Previous Assessed	\$47,502
Assessor Market Value	\$158,793

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Townhouse
County	WINNEBAGO
Lot (acres)	0.28
Construction	Frame (Unspecified)
Roof	Asphalt

Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	1 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
Nov 30, 2018	Resale	Warranty Deed	\$100,000	\$35	\$60K
Apr 5, 2001	Resale	Grant Deed	\$41,000	\$14	\$41K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.5 mi
West Middle School	Middle	6–8	1.5 mi
Auburn High School	High	9–12	3.0 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	Absentee owner
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