

Rural Residence

RESIDENTIAL

7526 OLD RIVER RD

ROCKFORD, IL 61103

\$217,386 TopHap Estimate · confidence 86 · as of Jul 14, 2026



2.72 ac
LOT SIZE

VALUATION

\$217K

\$187K low

\$248K high

Last Sale

\$132,500 · Feb 23, 2015

Est. Owner Equity

\$0

Loan-to-Value

172%

TAX & ASSESSMENT

Property Tax	\$5,381 (2025)
Assessed Value	\$93,275
Previous Assessed	\$83,730
Assessor Market Value	\$279,825

PROPERTY FACTS

Property Type	Rural Residence
County	WINNEBAGO
Pool	No

CLIMATE RISK

1 FLOOD	29 WILDFIRE	69 HEAT	64 STORM	31 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 18, 2015	Recorded document	Grant Deed			
Jan 26, 2015	Resale	Grant Deed	\$132,500		\$125K
Mar 6, 2014	Recorded document	Grant Deed			
Aug 27, 2010	Resale	Warranty Deed	\$92,500		\$79K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	4.2 mi
West Middle School	Middle	6–8	5.5 mi
Auburn High School	High	9–12	6.8 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	Owner occupied
-----------	----------------