

Residential - Vacant Land

RESIDENTIAL

8509 BLUE RIVER RD

ROCKFORD, IL 61107

\$373,584 TopHap Estimate · confidence 90 · as of Jul 14, 2026



0.27 ac
LOT SIZE

VALUATION

\$374K

\$336K low

\$412K high

Est. Owner Equity

\$373,584

TAX & ASSESSMENT

Property Tax

\$1,347 (2025)

Assessed Value

\$15,254

Previous Assessed	\$111
Assessor Market Value	\$45,762

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	WINNEBAGO
Lot (acres)	0.27
Pool	No

CLIMATE RISK

1 FLOOD	18 WILDFIRE	68 HEAT	64 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 6, 2024	Financing	Warranty Deed			
Apr 18, 2011	Resale	Warranty Deed	\$650,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Guilford High School	High	9–12	3.3 mi
Spring Creek Elementary School	Elementary	KG–5	3.7 mi
Eisenhower Middle School	Middle	6–8	4.8 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 61107

89 CRIME INDEX	87 AIR POLLUTION	29,768 POPULATION	\$74K 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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