

Residential (General/Single)

RESIDENTIAL

8579 BLUE RIVER RD

ROCKFORD, IL 61107

\$355,745 TopHap Estimate · confidence 96 · as of Jul 14, 2026



0.23 ac
LOT SIZE

VALUATION

\$356K

\$341K low

\$371K high

Last Sale

\$370,000 · Jan 14, 2026

Est. Owner Equity

\$0

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$1,492 (2025)
Assessed Value	\$16,902
Previous Assessed	\$111
Assessor Market Value	\$50,706

PROPERTY FACTS

Property Type	Residential (General/Single)
County	WINNEBAGO
Lot (acres)	0.23
Pool	No

CLIMATE RISK

1 FLOOD	17 WILDFIRE	68 HEAT	64 STORM	26 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 8, 2026	Resale	Warranty Deed	\$370,000		\$370K
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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------