

Single Family Residence **RESIDENTIAL**

8595 BLUE RIVER RD

ROCKFORD, IL 61107

\$344,197 TopHap Estimate · \$202 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,702 ft²

LIVING AREA

0.26 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$344K

\$310K low

\$378K high

Last Sale

\$403,000 · Apr 10, 2026

Est. Owner Equity

\$344,197

TAX & ASSESSMENT

Property Tax	\$3,147 (2025)
Assessed Value	\$35,648
Previous Assessed	\$111
Assessor Market Value	\$106,944

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.26
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK

1
FLOOD

6
WILDFIRE

68
HEAT

64
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 8, 2026	Financing	Warranty Deed			
Jun 25, 2025	Resale	Warranty Deed	\$403,000	\$237	\$282K
Nov 6, 2024	Financing	Warranty Deed			
Apr 18, 2011	Resale	Warranty Deed	\$650,000	\$382	

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	Absentee owner
-----------	-----------------------