

Single Family Residence **RESIDENTIAL**

# 8502 BLUE RIVER RD

ROCKFORD, IL 61107

**\$347,364** TopHap Estimate · \$205 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,696 ft<sup>2</sup>**

LIVING AREA

**0.35 ac**

LOT SIZE

**2010**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$347K**

\$324K low

\$370K high

Last Sale

**\$25,000 · Feb 26, 2010**

Est. Owner Equity

**\$134,364**

Loan-to-Value

**59%**

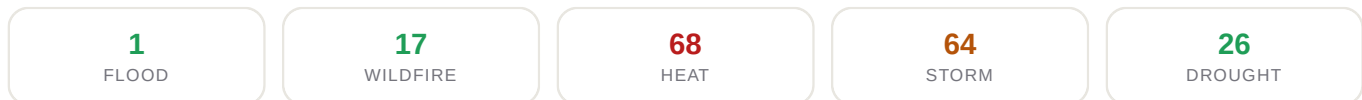
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,146 (2025) |
| Assessed Value        | \$98,264       |
| Previous Assessed     | \$88,184       |
| Assessor Market Value | \$294,792      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.35                    |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-------------|--------------------|--------|
| Feb 26, 2010 | Resale | Grant Deed    | \$25,000    | \$15               | \$177K |
| Mar 3, 2006  | Resale | Grant Deed    | \$240,000   | \$142              |        |
| Oct 10, 2005 | Resale | Warranty Deed | \$3,111,300 | \$1834             |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Guilford High School           | High       | 9–12   | 3.3 mi   |
| Spring Creek Elementary School | Elementary | KG–5   | 3.6 mi   |
| Eisenhower Middle School       | Middle     | 6–8    | 4.7 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>89</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>29,768</b><br>POPULATION | <b>\$74K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|