

Single Family Residence **RESIDENTIAL**

8480 BLUE RIVER RD

ROCKFORD, IL 61107

\$343,986 TopHap Estimate · \$187 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,844 ft²

LIVING AREA

0.35 ac

LOT SIZE

2012

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$344K

\$318K low

\$370K high

Last Sale

\$215,000 · Jul 2, 2021

Est. Owner Equity

\$150,486

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$8,205 (2025)
Assessed Value	\$98,929
Previous Assessed	\$88,781
Assessor Market Value	\$296,787

PROPERTY FACTS

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

Deck · 260 ft²

CLIMATE RISK

1 FLOOD	16 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
Jun 25, 2021	Resale	Executors Deed	\$215,000	\$117	\$194K
Feb 2, 2017	Resale	Warranty Deed	\$156,000	\$85	
Feb 15, 2013	Resale	Warranty Deed	\$150,000	\$81	\$147K
Feb 5, 2011	Resale	Grant Deed	\$30,000	\$16	
Mar 3, 2006	Resale	Grant Deed	\$240,000	\$130	
Oct 10, 2005	Resale	Warranty Deed	\$3,111,300	\$1687	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Guilford High School	High	9–12	3.2 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

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	Owner occupied
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