

Single Family Residence **RESIDENTIAL**

2306 RICHARD AVE

ROCKFORD, IL 61108

\$199,010 TopHap Estimate · \$113 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,764 ft²

LIVING AREA

0.23 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$199K

\$192K low

\$206K high

Est. Owner Equity

\$119,010

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$3,630 (2025)
Assessed Value	\$52,120
Previous Assessed	\$46,774
Assessor Market Value	\$156,360

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.23
Construction	Brick
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 312 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 12, 2025	Financing	Intrafamily Transfer			
Aug 9, 2004	Quitclaim	Quit Claim Transfer			\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Whitehead Elementary School	Elementary	KG–5	0.4 mi
Flinn Middle School	Middle	6–8	0.5 mi
East High School	High	9–12	1.1 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 61108

87 CRIME INDEX	91 AIR POLLUTION	30,642 POPULATION	\$63K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
--------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

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