

Single Family Residence **RESIDENTIAL**

1207 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$129,891 TopHap Estimate · \$69 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,881 ft²

LIVING AREA

0.37 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$130K

\$116K low

\$143K high

Last Sale

\$92,000 · Aug 27, 2003

Est. Owner Equity

\$0

Loan-to-Value

166%

TAX & ASSESSMENT

Property Tax	\$1,813 (2025)
Assessed Value	\$48,623
Previous Assessed	\$43,635
Assessor Market Value	\$145,869

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.37
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 214 ft²

CLIMATE RISK

1
FLOOD

1
WILDFIRE

69
HEAT

64
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 10, 2003	Financing	Grant Deed			\$91K
Jun 26, 2003	Recorded document	Trustees Deed			
Mar 18, 1997	Resale	Grant Deed	\$84,500	\$45	\$76K
Aug 13, 1996	Quitclaim	Quit Claim Transfer	\$31,000	\$16	\$41K
Aug 13, 1996	Recorded document	Trustees Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.5 mi
West Middle School	Middle	6–8	1.8 mi
Auburn High School	High	9–12	3.6 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 61103

122 CRIME INDEX	91 AIR POLLUTION	23,056 POPULATION	\$54K 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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