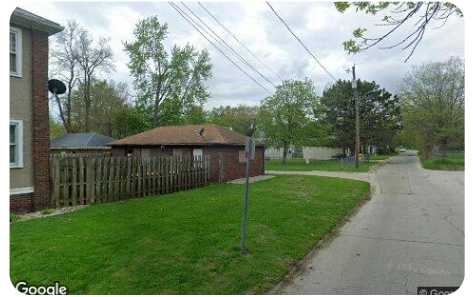


Quadplex (4 Units, Any Combination)

RESIDENTIAL

1936 DOUGLAS ST

ROCKFORD, IL 61103



8

BEDS

4

BATHS

3,600 ft²

LIVING AREA

0.17 ac

LOT SIZE

1930

YEAR BUILT

2

STORIES

20

ROOMS

1

PARKING

VALUATION

Last Sale

\$180,100 · Jun 8, 2010

TAX & ASSESSMENT

Property Tax	\$5,981 (2025)
Assessed Value	\$67,745
Previous Assessed	\$51,148
Assessor Market Value	\$203,235

PROPERTY FACTS

Property Type	Quadplex (4 Units, Any Combination)
County	WINNEBAGO
Lot (acres)	0.17
Construction	Brick
Roof	Tile
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No
View	Alley/Corner

CLIMATE RISK

1 FLOOD	22 WILDFIRE	69 HEAT	64 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 8, 2010	Resale	Warranty Deed	\$180,106	\$50	\$60K
Jun 22, 2009	Non-arms-length	Trustees Deed	\$187,608	\$52	
Sep 30, 2005	Resale	Warranty Deed	\$145,000	\$40	\$145K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Welsh Elementary School	Elementary	KG–5	0.8 mi
West Middle School	Middle	6–8	1.3 mi
Guilford High School	High	9–12	3.3 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	Absentee owner
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