

Residential - Vacant Land

RESIDENTIAL

35XX ROBEY AVE

ROCKFORD, IL 61103

\$116,131 TopHap Estimate · confidence 95 · as of Jul 14, 2026



0.17 ac
LOT SIZE

VALUATION

\$116K

\$110K low

\$122K high

Last Sale

\$61,000 · Jul 26, 2016

Est. Owner Equity

\$21,131

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$405 (2025)
Assessed Value	\$4,590
Previous Assessed	\$4,119
Assessor Market Value	\$13,770

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	WINNEBAGO
Lot (acres)	0.17
Pool	No

CLIMATE RISK

1 FLOOD	1 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
Nov 7, 2025	Financing	Intrafamily Transfer			
Jul 22, 2016	Resale	Warranty Deed	\$61,000		\$49K
Jul 22, 1999	Non-arms-length	Grant Deed	\$55,500		\$51K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.6 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	Absentee owner
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