

Single Family Residence **RESIDENTIAL**

2823 RIDGEWAY AVE

ROCKFORD, IL 61101

\$94,000 TopHap Estimate · \$106 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

1

BATHS

886 ft²

LIVING AREA

0.15 ac

LOT SIZE

1945

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$94K

\$86K low

\$102K high

Last Sale

\$71,000 · Sep 12, 2022

Est. Owner Equity

\$94,000

TAX & ASSESSMENT

Property Tax	\$2,569 (2025)
Assessed Value	\$29,101
Previous Assessed	\$23,311
Assessor Market Value	\$87,303

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WINNEBAGO
Lot (acres)	0.15
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No
View	Alley

CLIMATE RISK

1 FLOOD	1 WILDFIRE	69 HEAT	65 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 6, 2022	Resale	Warranty Deed	\$71,000	\$80	
Nov 5, 2010	Resale	Grant Deed	\$34,000	\$38	\$26K
Oct 2, 2009	Recorded document	Warranty Deed			
Jun 20, 2008	Resale	Warranty Deed	\$32,201	\$36	\$55K
Feb 10, 2006	Non-arms-length	Trustees Deed	\$76,865	\$87	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Middle School	Middle	6–8	0.2 mi
McIntosh Elementary School	Elementary	KG–5	1.9 mi

Guilford High School	High	9–12	4.9 mi
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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 61101

131 CRIME INDEX	86 AIR POLLUTION	19,188 POPULATION	\$50K 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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