

Single Family Residence **RESIDENTIAL**

1702 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$172,347 TopHap Estimate · \$139 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,238 ft²

LIVING AREA

0.24 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$172K

\$158K low

\$187K high

Last Sale

\$118,900 · Nov 26, 2007

Est. Owner Equity

\$63,847

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$3,122 (2025)
Assessed Value	\$46,364
Previous Assessed	\$41,608
Assessor Market Value	\$139,092

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.24
Construction	Brick
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 225 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
Nov 26, 2007	Resale	Grant Deed	\$115,900	\$94	\$107K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.3 mi
West Middle School	Middle	6–8	1.6 mi
Auburn 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	Owner occupied
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