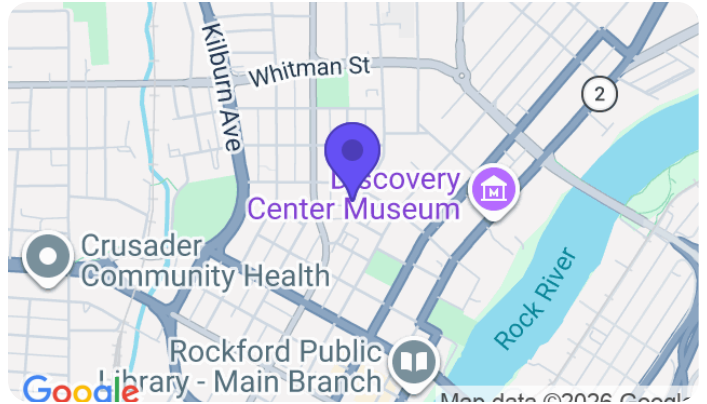
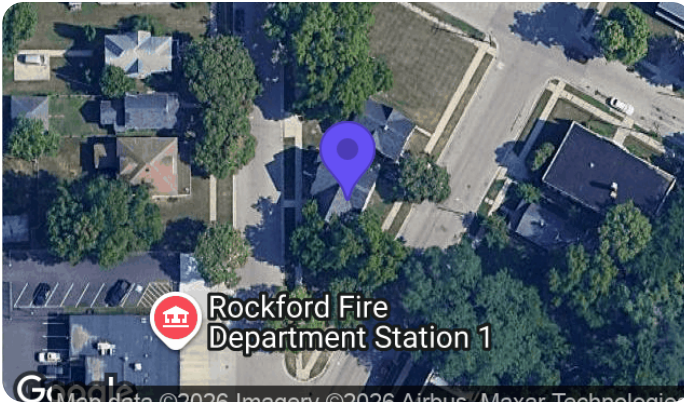


Duplex (2 Units, Any Combination)

RESIDENTIAL

# 541 WOODLAWN AVE

ROCKFORD, IL 61103



6

BEDS

2

BATHS

3,160 ft<sup>2</sup>

LIVING AREA

3,485 ft<sup>2</sup>

LOT SIZE

1900

YEAR BUILT

2

STORIES

12

ROOMS

## VALUATION

Last Sale

\$160,000 · Oct 10, 2025

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,694 (2025) |
| Assessed Value        | \$19,182       |
| Previous Assessed     | \$11,565       |
| Assessor Market Value | \$57,546       |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| County        | WINNEBAGO                         |
| Lot (acres)   | 0.80                              |
| Construction  | Frame (Unspecified)               |
| Roof          | Asphalt                           |
| Heating       | Yes                               |
| Cooling       | Central                           |
| Pool          | No                                |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>68</b><br>HEAT | <b>63</b><br>STORM | <b>31</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

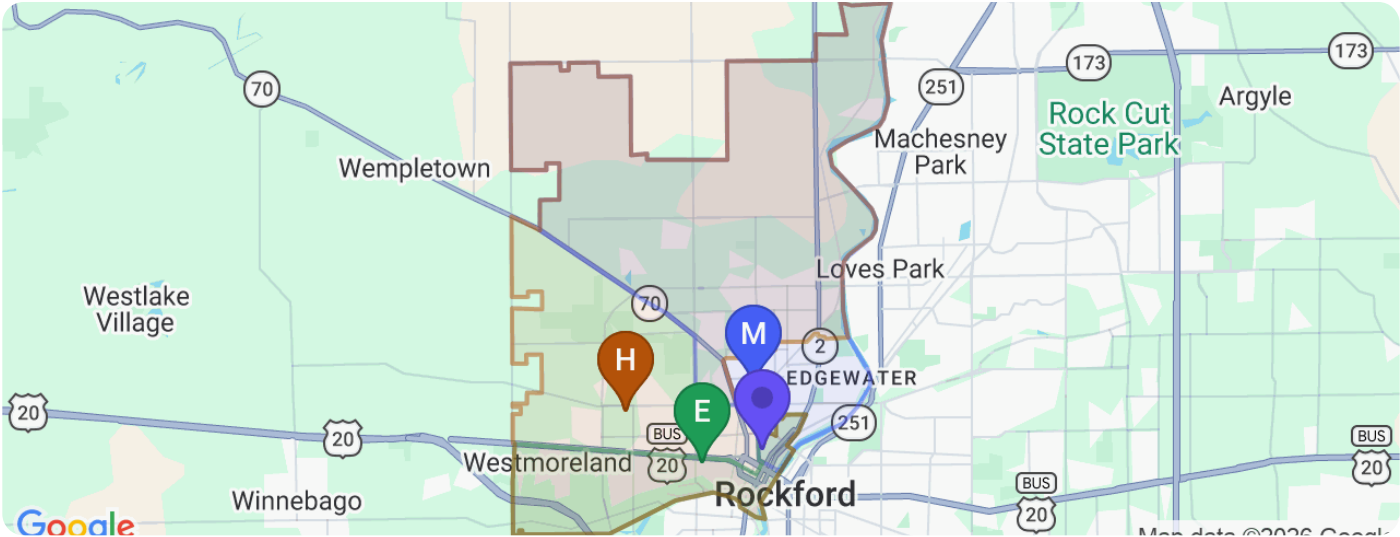
## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Oct 9, 2025  | Resale            | Warranty Deed       | \$160,000 | \$51   | \$122K |
| Jul 21, 2025 | Resale            | Warranty Deed       | \$174,000 | \$55   | \$131K |
| Aug 16, 2013 | Quitclaim         | Quit Claim Transfer | \$2,500   | \$1    |        |
| Dec 7, 2006  | Quitclaim         | Quit Claim Transfer |           |        |        |
| Jun 18, 2001 | Resale            | Grant Deed          | \$68,500  | \$22   | \$64K  |
| May 6, 1998  | Recorded document | Trustees Deed       |           |        |        |
| May 6, 1998  | Resale            | Trustees Deed       | \$32,500  | \$10   | \$35K  |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Ellis Elementary School | Elementary | KG–5   | 1.0 mi   |
| West Middle School      | Middle     | 6–8    | 1.1 mi   |
| Auburn High School      | High       | 9–12   | 2.3 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<br>CRIME INDEX | 91<br>AIR POLLUTION | 23,056<br>POPULATION | \$54K<br>MEDIAN IN-COME | 48°F<br>AVG TEMP | 52%<br>SUNSHINE |
|--------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|