

Single Family Residence **RESIDENTIAL**

2802 BLUFFSIDE DR

ROCKFORD, IL 61109

\$217,126 TopHap Estimate · \$173 / ft² · confidence 81 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,254 ft²

LIVING AREA

0.31 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$217K

\$176K low

\$258K high

Last Sale

\$196,000 · Apr 30, 2025

Est. Owner Equity

\$25,326

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$4,601 (2025)
Assessed Value	\$58,107
Previous Assessed	\$52,147
Assessor Market Value	\$174,321

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.31
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 781 ft²

CLIMATE RISK

1

FLOOD

14

WILDFIRE

67

HEAT

59

STORM

31

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 29, 2025	Resale	Warranty Deed	\$196,000	\$156	\$186K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arthur W. Froberg Elementary School	Elementary	KG–5	0.2 mi
Jefferson High School	High	9–12	1.3 mi
Flinn Middle School	Middle	6–8	1.9 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 61109

100 CRIME INDEX	88 AIR POLLUTION	26,851 POPULATION	\$62K 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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