

Single Family Residence **RESIDENTIAL**

2805 BLUFFSIDE DR

ROCKFORD, IL 61109

\$231,968 TopHap Estimate · \$113 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,052 ft²

LIVING AREA

0.29 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$232K

\$218K low

\$246K high

Last Sale

\$120,000 · May 8, 2008

Est. Owner Equity

\$163,968

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$5,782 (2025)
Assessed Value	\$71,491
Previous Assessed	\$64,157
Assessor Market Value	\$214,473

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	WINNEBAGO
Lot (acres)	0.29
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 144 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 1, 2008	Resale	Warranty Deed	\$90,000	\$44	
May 8, 2008	Resale	Warranty Deed	\$120,000	\$58	\$84K
May 2, 2008	Quitclaim	Quit Claim Transfer			
Jul 22, 1997	Resale	Trustees Deed	\$17,500	\$9	
Jul 22, 1997	Resale	Trustees Deed	\$85,000	\$41	\$69K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arthur W. Froberg Elementary School	Elementary	KG–5	0.2 mi
Jefferson High School	High	9–12	1.2 mi
Flinn Middle School	Middle	6–8	2.0 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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