

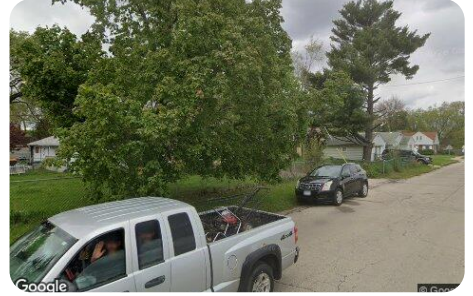
Single Family Residence

RESIDENTIAL

2803 RIDGEWAY AVE

ROCKFORD, IL 61101

\$97,612 TopHap Estimate · \$80 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,218 ft²

LIVING AREA

0.15 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$98K

\$85K low

\$111K high

Est. Owner Equity

\$97,612

TAX & ASSESSMENT

Property Tax	\$2,653 (2025)
Assessed Value	\$30,044
Previous Assessed	\$23,930
Assessor Market Value	\$90,132

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/Corner

Deck · 160 ft²

CLIMATE RISK

1
FLOOD

1
WILDFIRE

69
HEAT

65
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 19, 2015	Resale	Grant Deed	\$27,000	\$22	
Jan 10, 2014	Quitclaim	Quit Claim Transfer			
Aug 24, 2005	Quitclaim	Quit Claim Transfer			

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	4.8 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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