

Single Family Residence **RESIDENTIAL**

8480 WINTERFOREST DR NE

ROCKFORD, MI 49341

\$1,196,263 TopHap Estimate · \$426 / ft² · confidence 88 · as of Jun 23, 2026

3
BEDS

2.5
BATHS

2,810 ft²
LIVING AREA

10.06 ac
LOT SIZE

2011
YEAR BUILT

1
STORIES

4
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$107,500 · Oct 25, 2011

Est. Owner Equity

\$413,863

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax

\$5,133 (2025)

Assessed Value

\$483,600

Previous Assessed

\$414,500

Assessor Market Value

\$967,200

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	10.06
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 806 ft²

CLIMATE RISK

31 FLOOD	16 WILDFIRE	60 HEAT	76 STORM	29 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 26, 2023	Financing	Intrafamily Transfer			
Oct 19, 2011	Resale	Warranty Deed	\$107,500	\$38	\$377K
Jul 30, 2008	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Rockford Middle School	Middle	6–8	0.4 mi
Lakes Elementary School	Elementary	KG–5	1.7 mi
Rockford High School	High	10–12	5.6 mi

District: Rockford Public Schools

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 49341

60 CRIME INDEX	84 AIR POLLUTION	38,938 POPULATION	\$108K MEDIAN IN-COME	47°F AVG TEMP	46% SUNSHINE
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------