

Single Family Residence

RESIDENTIAL

8550 WINTERFOREST DR NE

ROCKFORD, MI 49341

\$469,398 TopHap Estimate · \$153 / ft² · confidence 84 · as of Jul 14, 2026

3

BEDS

2.5

BATHS

3,071 ft²

LIVING AREA

2.11 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$469K

\$392K low

\$547K high

Last Sale

\$450,000 · Jul 16, 2025

Est. Owner Equity

\$109,398

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax

\$3,649 (2025)

Assessed Value

\$328,300

Previous Assessed

\$296,700

Assessor Market Value

\$656,600

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	2.11
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

10 FLOOD	18 WILDFIRE	60 HEAT	76 STORM	29 DROUGHT
-------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 11, 2025	Resale	Warranty Deed	\$450,000	\$147	\$360K
May 3, 2013	Resale	Warranty Deed	\$255,000	\$83	
May 1, 2001	Resale	Grant Deed	\$280,000	\$91	\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Rockford Middle School	Middle	6–8	0.5 mi
Lakes Elementary School	Elementary	KG–5	1.8 mi
Rockford High School	High	10–12	5.7 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
-----------	----------------