

Single Family Residence **RESIDENTIAL**

8300 WINTERFOREST DR NE

ROCKFORD, MI 49341

\$751,396 TopHap Estimate · \$330 / ft² · confidence 74 · as of Jul 14, 2026

3
BEDS

2.5
BATHS

2,280 ft²
LIVING AREA

10.24 ac
LOT SIZE

1995
YEAR BUILT

1
STORIES

5
ROOMS

6
PARKING

VALUATION

\$751K

\$553K low

\$950K high

Last Sale

\$315,000 · Oct 9, 2014

Est. Owner Equity

\$176,396

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax

\$4,475 (2025)

Assessed Value

\$376,300

Previous Assessed

\$353,900

Assessor Market Value

\$752,600

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	10.24
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 2,023 ft²

CLIMATE RISK

17 FLOOD	20 WILDFIRE	60 HEAT	76 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 30, 2023	Financing	Intrafamily Transfer			\$430K
Oct 2, 2014	Resale	Warranty Deed	\$315,000	\$138	\$280K
Sep 24, 2014	Quitclaim	Quit Claim Transfer			
Jul 9, 2014	Quitclaim	Quit Claim Transfer			
Mar 4, 2014	Resale	Grant Deed	\$252,500	\$111	
Nov 18, 2013	Quitclaim	Quit Claim Transfer			
Feb 13, 2013	Quitclaim	Quit Claim Transfer	\$195,000	\$86	
Aug 8, 2012	Quitclaim	Quit Claim Transfer			
May 16, 2012	Non-arms-length	Trustees Deed	\$173,930	\$76	
Mar 21, 2008	Quitclaim	Quit Claim Transfer			
Mar 21, 2008	Quitclaim	Quit Claim Transfer			\$260K
Oct 6, 2007	Quitclaim	Quit Claim Transfer			
Oct 6, 2007	Quitclaim	Quit Claim Transfer			\$260K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Rockford Middle School	Middle	6–8	0.8 mi
Lakes Elementary School	Elementary	KG–5	1.7 mi

Rockford High School	High	10–12	5.2 mi
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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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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