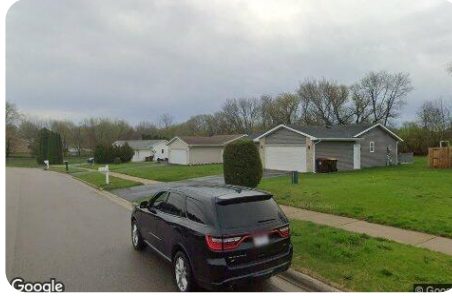


Single Family Residence **RESIDENTIAL**

2683 BLUFFSIDE DR

ROCKFORD, IL 61109

\$304,055 TopHap Estimate · \$239 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,274 ft²

LIVING AREA

0.28 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$304K

\$274K low

\$334K high

Last Sale

\$300,000 · May 20, 2026

Est. Owner Equity

\$13,055

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$5,161 (2025)
Assessed Value	\$64,459
Previous Assessed	\$57,847
Assessor Market Value	\$193,377

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	WINNEBAGO
Lot (acres)	0.28
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 178 ft²

CLIMATE RISK

1
FLOOD

7
WILDFIRE

67
HEAT

59
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 14, 2026	Resale	Warranty Deed	\$300,000	\$235	\$291K
Aug 11, 2023	Resale	Warranty Deed	\$187,000	\$147	\$131K
Aug 24, 1999	Resale	Trustees Deed	\$19,000	\$15	
Aug 24, 1999	Resale	Trustees Deed	\$94,000	\$74	\$94K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arthur W. Froberg Elementary School	Elementary	KG–5	0.3 mi
Jefferson High School	High	9–12	1.3 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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