

Single Family Residence **RESIDENTIAL**

1709 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$142,569 TopHap Estimate · \$95 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,508 ft²

LIVING AREA

0.23 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$143K

\$123K low

\$162K high

Last Sale

\$70,000 · May 1, 2015

Est. Owner Equity

\$25,569

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$3,575 (2025)
Assessed Value	\$46,486
Previous Assessed	\$41,718
Assessor Market Value	\$139,458

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.23
Construction	Brick
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	69 HEAT	64 STORM	31 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 30, 2015	Resale	Warranty Deed	\$70,000	\$46	\$69K
Dec 28, 2012	Non-arms-length	Warranty Deed	\$62,500	\$41	\$50K
Aug 20, 2012	Non-arms-length	Warranty Deed	\$65,000	\$43	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.3 mi
West Middle School	Middle	6–8	1.6 mi
Auburn High School	High	9–12	3.3 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 61103

122 CRIME INDEX	91 AIR POLLUTION	23,056 POPULATION	\$54K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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