

Single Family Residence **RESIDENTIAL**

1723 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$120,887 TopHap Estimate · \$92 / ft² · confidence 88 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,310 ft²

LIVING AREA

0.23 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$121K

\$107K low

\$135K high

Est. Owner Equity

\$64,887

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$3,795 (2025)
Assessed Value	\$42,978
Previous Assessed	\$38,570
Assessor Market Value	\$128,934

PROPERTY FACTS

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

Deck · 216 ft²

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	\$/FT²	LOAN
Oct 16, 2017	Quitclaim	Quit Claim Transfer			
Dec 20, 2012	Quitclaim	Quit Claim Transfer			

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	3.2 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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