

Single Family Residence **RESIDENTIAL**

2306 BITTERSWEET ROW

ROCKFORD, IL 61108

\$232,003 TopHap Estimate · \$95 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,443 ft²

LIVING AREA

0.46 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

8

ROOMS

1

PARKING

VALUATION

\$232K

\$224K low

\$240K high

Last Sale

\$123,000 · Nov 20, 2017

Est. Owner Equity

\$61,303

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$5,007 (2025)
Assessed Value	\$75,769
Previous Assessed	\$67,997
Assessor Market Value	\$227,307

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.46
Construction	Brick
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	5 WILDFIRE	68 HEAT	63 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 17, 2017	Resale	Grant Deed	\$123,000	\$50	\$111K
Jun 30, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cherry Valley Elementary School	Elementary	KG–5	0.6 mi
Flinn Middle School	Middle	6–8	2.9 mi
East 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 61108

87 CRIME INDEX	91 AIR POLLUTION	30,642 POPULATION	\$63K 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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