

Single Family Residence **RESIDENTIAL**

2305 BITTERSWEET ROW

ROCKFORD, IL 61108

\$216,730 TopHap Estimate · \$97 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

2,224 ft²

LIVING AREA

0.45 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$217K

\$208K low

\$225K high

Last Sale

\$103,000 · Aug 31, 2016

Est. Owner Equity

\$124,030

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$4,578 (2025)
Assessed Value	\$65,218
Previous Assessed	\$57,557
Assessor Market Value	\$195,654

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.45
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK

1

FLOOD

15

WILDFIRE

68

HEAT

63

STORM

26

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 26, 2016	Resale	Grant Deed	\$103,000	\$46	\$93K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cherry Valley Elementary School	Elementary	KG–5	0.7 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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