

Single Family Residence **RESIDENTIAL**

2975 BLUFFSIDE DR

ROCKFORD, IL 61109

\$230,865 TopHap Estimate · \$165 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,400 ft²

LIVING AREA

0.72 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$231K

\$211K low

\$251K high

Est. Owner Equity

\$115,665

Loan-to-Value

52%

TAX & ASSESSMENT

Assessed Value	\$59,383
Previous Assessed	\$53,292
Assessor Market Value	\$178,149

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.72
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 144 ft²

CLIMATE RISK

80
FLOOD

9
WILDFIRE

67
HEAT

59
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arthur W. Froberg Elementary School	Elementary	KG–5	0.2 mi
Jefferson High School	High	9–12	1.1 mi
Flinn Middle School	Middle	6–8	1.9 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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