

Single Family Residence **RESIDENTIAL**

526 JAMES AVE

ROCKFORD, IL 61107

\$195,705 TopHap Estimate · \$119 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,650 ft²

LIVING AREA

0.14 ac

LOT SIZE

1930

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$196K

\$170K low

\$222K high

Est. Owner Equity

\$95,922

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$4,050 (2025)
Assessed Value	\$56,870
Previous Assessed	\$51,036
Assessor Market Value	\$170,610

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WINNEBAGO
Lot (acres)	0.14
Construction	Brick
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Alley

Deck · 256 ft²

CLIMATE RISK

1
FLOOD

1
WILDFIRE

68
HEAT

61
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Johnson Elementary School	Elementary	KG–5	0.8 mi
Lincoln Middle School	Middle	6–8	1.0 mi
East High School	High	9–12	1.1 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 61107

89 CRIME INDEX	87 AIR POLLUTION	29,768 POPULATION	\$74K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
--------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

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