

Single Family Residence

RESIDENTIAL

925 13TH ST

ROCKFORD, IL 61104

\$117,400 TopHap Estimate · \$113 / ft² · confidence 92 · as of Jul 14, 2026

2

BEDS

1

BATHS

1,036 ft²

LIVING AREA

0.16 ac

LOT SIZE

1920

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$117K

\$108K low

\$126K high

Last Sale

\$88,000 · Dec 8, 2022

Est. Owner Equity

\$30,994

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax

\$1,457 (2025)

Assessed Value

\$22,502

Previous Assessed

\$20,194

Assessor Market Value

\$67,506

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	WINNEBAGO
Lot (acres)	0.16
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No
View	Alley/Corner

CLIMATE RISK

96 FLOOD	1 WILDFIRE	68 HEAT	62 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 7, 2022	Quitclaim	Quit Claim Transfer			
Dec 7, 2022	Resale	Warranty Deed	\$88,000	\$85	\$86K
Mar 14, 2022	Resale	Deed	\$7,500	\$7	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Middle School	Middle	6–8	0.5 mi
East High School	High	9–12	0.9 mi
Constance Lane Elementary School	Elementary	KG–5	1.0 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 61104

157 CRIME INDEX	90 AIR POLLUTION	17,656 POPULATION	\$34K 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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