

Single Family Residence **RESIDENTIAL**

2312 RIDGE AVE

ROCKFORD, IL 61103

\$120,007 TopHap Estimate · \$111 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,080 ft²

LIVING AREA

0.16 ac

LOT SIZE

1949

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$120K

\$110K low

\$130K high

Last Sale

\$72,000 · Jan 6, 2023

Est. Owner Equity

\$120,007

TAX & ASSESSMENT

Property Tax	\$2,103 (2025)
Assessed Value	\$29,816
Previous Assessed	\$26,758
Assessor Market Value	\$89,448

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	21 WILDFIRE	69 HEAT	64 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 3, 2023	Resale	Warranty Deed	\$72,000	\$67	
Mar 17, 2021	Resale	Executors Deed	\$58,000	\$54	\$49K
Mar 31, 2000	Financing	Grant Deed			\$43K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Welsh Elementary School	Elementary	KG–5	0.2 mi
West Middle School	Middle	6–8	0.4 mi
Guilford High School	High	9–12	4.3 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 61103

122 CRIME INDEX	91 AIR POLLUTION	23,056 POPULATION	\$54K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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