

Single Family Residence **RESIDENTIAL**

2308 RIDGE AVE

ROCKFORD, IL 61103

\$113,665 TopHap Estimate · \$124 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

1

BATHS

915 ft²

LIVING AREA

0.16 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$114K

\$99K low

\$129K high

Last Sale

\$105,000 · Sep 23, 2025

Est. Owner Equity

\$40,165

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$458 (2025)
Assessed Value	\$30,360
Previous Assessed	\$27,246
Assessor Market Value	\$91,080

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	18 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
Sep 22, 2025	Resale	Warranty Deed	\$105,000	\$115	\$74K

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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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