

Duplex (2 Units, Any Combination) RESIDENTIAL

417 9TH ST
ROCKFORD, IL 61104



4
BEDS

2
BATHS

1,444 ft²
LIVING AREA

3,485 ft²
LOT SIZE

1900
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

Last Sale \$100,000 · Oct 3, 2024

TAX & ASSESSMENT

Property Tax	\$1,285 (2025)
Assessed Value	\$14,556
Previous Assessed	\$13,063
Assessor Market Value	\$43,668

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	WINNEBAGO
Lot (acres)	0.80
Roof	Asphalt
Heating	Yes
Cooling	Central
Pool	No
View	Traffic

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	62 STORM	31 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 12, 2024	Resale	Warranty Deed	\$100,000	\$69	\$80K
Apr 12, 2022	Resale	Warranty Deed	\$78,000	\$54	\$59K
Aug 21, 2017	Resale	Warranty Deed	\$22,500	\$16	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Middle School	Middle	6–8	0.3 mi
East High School	High	9–12	1.4 mi
Bloom Elementary School	Elementary	KG–5	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 61104

157 CRIME INDEX	90 AIR POLLUTION	17,656 POPULATION	\$34K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------