

Single Family Residence **RESIDENTIAL**

421 WILLOW RUN

ROCKFORD, IL 61102

\$267,388 TopHap Estimate · \$106 / ft² · confidence 91 · as of Jul 14, 2026



2
BEDS

2
BATHS

2,516 ft²
LIVING AREA

0.6 ac
LOT SIZE

1990
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$267K

\$242K low

\$292K high

Est. Owner Equity

\$217,388

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$2,332 (2025)
Assessed Value	\$82,881
Previous Assessed	\$74,379
Assessor Market Value	\$248,643

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.60
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 312 ft²

CLIMATE RISK

1

FLOOD

23

WILDFIRE

68

HEAT

61

STORM

31

DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
RESA Middle School	Middle	6–8	5.0 mi
Lathrop Elementary School	Elementary	KG–5	5.3 mi
Jefferson High School	High	9–12	6.6 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 61102

129 CRIME INDEX	87 AIR POLLUTION	17,742 POPULATION	\$50K 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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