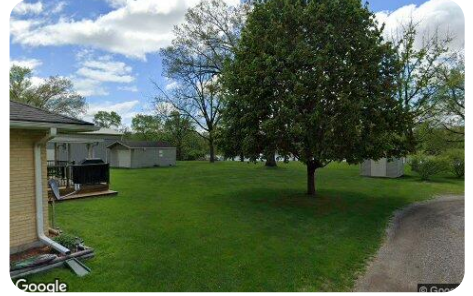


Single Family Residence **RESIDENTIAL**

435 WILLOW RUN

ROCKFORD, IL 61102

\$176,029 TopHap Estimate · \$95 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,844 ft²

LIVING AREA

0.6 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$176K

\$166K low

\$186K high

Last Sale

\$65,000 · Sep 22, 2004

Est. Owner Equity

\$165,029

Loan-to-Value

7%

TAX & ASSESSMENT

Property Tax	\$3,249 (2025)
Assessed Value	\$55,395
Previous Assessed	\$49,712
Assessor Market Value	\$166,185

PROPERTY FACTS

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

Deck · 120 ft²

CLIMATE RISK

1 FLOOD	23 WILDFIRE	68 HEAT	61 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 11, 2004	Resale	Warranty Deed	\$65,000	\$35	

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	6.7 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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