

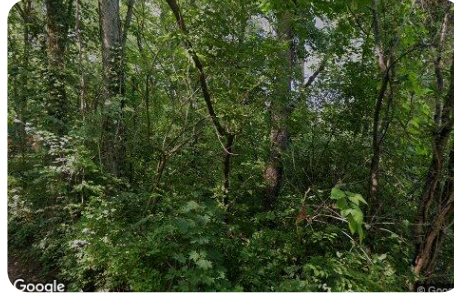
Residential - Vacant Land

RESIDENTIAL

406 WILLOW RUN

ROCKFORD, IL 61102

\$115,879 TopHap Estimate · \$86 / ft² · confidence 83 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,344 ft²

LIVING AREA

0.23 ac

LOT SIZE

1940

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$116K

\$96K low

\$136K high

Est. Owner Equity

\$115,879

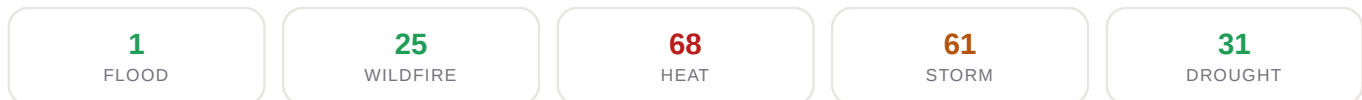
TAX & ASSESSMENT

Property Tax	\$175 (2025)
Assessed Value	\$2,397
Previous Assessed	\$2,151
Assessor Market Value	\$7,191

PROPERTY FACTS

Property Type	Residential - Vacant Land
Style	Cape Cod
County	WINNEBAGO
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	None
Cooling	None
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 24, 2024	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
RESA Middle School	Middle	6–8	4.9 mi
Lathrop Elementary School	Elementary	KG–5	5.1 mi
Jefferson High School	High	9–12	6.5 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	Absentee owner
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