

Residential - Vacant Land

RESIDENTIAL

4XX WILLOW RUN

ROCKFORD, IL 61102

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



0.23 ac
LOT SIZE

VALUATION

\$116K

\$96K low

\$136K high

Last Sale

\$172,500 · Dec 12, 2025

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
County	WINNEBAGO
Lot (acres)	0.23
Pool	No

CLIMATE RISK

1 FLOOD	25 WILDFIRE	68 HEAT	61 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 2, 2025	Resale	Administrators Deed	\$172,500		
Jun 30, 2017	Resale	Warranty Deed	\$124,900		\$123K

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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