

Condominium

**RESIDENTIAL**

# 11872 RIVER HILLS PKWY

ROCKTON, IL 61072

**\$235,762** TopHap Estimate · \$252 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**936 ft<sup>2</sup>**

LIVING AREA

**7.27 ac**

LOT SIZE

**2005**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$236K**

\$225K low

\$247K high

Last Sale

**\$185,000 · May 26, 2023**

Est. Owner Equity

**\$235,762**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,283 (2025) |
| Assessed Value        | \$54,122       |
| Previous Assessed     | \$49,526       |
| Assessor Market Value | \$162,366      |

## PROPERTY FACTS

|               |                 |
|---------------|-----------------|
| Property Type | Condominium     |
| Style         | Condo/Apartment |
| County        | WINNEBAGO       |
| Heating       | Gas             |
| Fireplace     | Yes             |
| Pool          | No              |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 27<br>WILDFIRE | 69<br>HEAT | 62<br>STORM | 31<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| May 25, 2023 | Resale    | Deed          | \$185,000 | \$198  |        |
| Apr 10, 2007 | Resale    | Warranty Deed | \$133,500 | \$143  |        |
| Dec 6, 2005  | Financing | Grant Deed    |           |        | \$2.9M |
| Aug 17, 2005 | Financing | Grant Deed    |           |        | \$1.5M |
| Aug 5, 2005  | Resale    | Warranty Deed | \$35,000  | \$37   |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Stephen Mack Middle School | Middle     | 6–8    | 0.3 mi   |
| Rockton Elementary School  | Elementary | PK–2   | 1.5 mi   |
| Hononegah Chd High School  | High       | 9–12   | 1.6 mi   |

District: Hononegah Community High School District 207

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 61072

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>71</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>11,070</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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