

Condominium

RESIDENTIAL

446 AMPHITHEATER DR

ROCKFORD, IL 61107

\$155,887 TopHap Estimate · \$130 / ft² · confidence 84 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,198 ft²

LIVING AREA

0.92 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

4

ROOMS

1

PARKING

VALUATION

\$156K

\$130K low

\$182K high

Last Sale

\$130,000 · Sep 23, 2024

Est. Owner Equity

\$155,887

TAX & ASSESSMENT

Property Tax	\$2,261 (2025)
Assessed Value	\$38,603
Previous Assessed	\$34,643
Assessor Market Value	\$115,809

PROPERTY FACTS

Property Type	Condominium
Style	Townhouse
County	WINNEBAGO
Lot (acres)	0.92
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

20
FLOOD

5
WILDFIRE

68
HEAT

62
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 10, 2024	Resale	Warranty Deed	\$130,000	\$109	
Mar 16, 2015	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brookview Elementary School	Elementary	KG–5	2.4 mi
Guilford High School	High	9–12	2.4 mi
Eisenhower Middle School	Middle	6–8	3.6 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 61107

89 CRIME INDEX	87 AIR POLLUTION	29,768 POPULATION	\$74K 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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