

Condominium

RESIDENTIAL

2401 RIVER OAKS LN

ROCKFORD, IL 61102

\$226,162 TopHap Estimate · \$148 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,526 ft²

LIVING AREA

1.11 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$226K

\$208K low

\$244K high

Last Sale

\$170,000 · Mar 8, 2024

Est. Owner Equity

\$61,359

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$4,739 (2025)
Assessed Value	\$59,674
Previous Assessed	\$53,553
Assessor Market Value	\$179,022

PROPERTY FACTS

Property Type	Condominium
Style	Townhouse
County	WINNEBAGO
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 80 ft²

CLIMATE RISK

1

FLOOD

17

WILDFIRE

68

HEAT

60

STORM

31

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 27, 2024	Resale	Warranty Deed	\$170,000	\$111	\$165K
Dec 31, 2012	Non-arms-length	Warranty Deed	\$500,000	\$328	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lathrop Elementary School	Elementary	KG–5	0.5 mi
RESA Middle School	Middle	6–8	1.0 mi
Jefferson High School	High	9–12	4.5 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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