

Residential - Vacant Land

RESIDENTIAL

8309 ASHWELL LN

ROCKFORD, IL 61108

\$325,168 TopHap Estimate · confidence 95 · as of Jul 14, 2026



0.6 ac
LOT SIZE

VALUATION

\$325K

\$309K low

\$341K high

Est. Owner Equity

\$325,168

TAX & ASSESSMENT

Property Tax

\$331 (2025)

Assessed Value

\$3,750

Previous Assessed	\$3,365
Assessor Market Value	\$11,250

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	WINNEBAGO
Lot (acres)	0.60
Pool	No

CLIMATE RISK

1 FLOOD	8 WILDFIRE	68 HEAT	64 STORM	26 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 28, 2017	Quitclaim	Quit Claim Transfer			
Mar 6, 2014	Resale	Grant Deed	\$75,634		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cherry Valley Elementary School	Elementary	KG–5	2.8 mi
Guilford High School	High	9–12	3.4 mi
Eisenhower Middle School	Middle	6–8	4.6 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 61108

87 CRIME INDEX	91 AIR POLLUTION	30,642 POPULATION	\$63K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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