

Single Family Residence **RESIDENTIAL**

# 1121 WESTCHESTER DR

ROCKFORD, IL 61107

**\$173,811** TopHap Estimate · \$111 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026

**3**  
BEDS

**1.5**  
BATHS

**1,564 ft<sup>2</sup>**  
LIVING AREA

**0.15 ac**  
LOT SIZE

**1955**  
YEAR BUILT

**1**  
STORIES

**5**  
ROOMS

**1**  
PARKING

## VALUATION

**\$174K**

\$151K low

\$197K high

Last Sale

**\$89,000 · Oct 24, 2024**

Est. Owner Equity

**\$173,811**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$3,287 (2025)</b> |
| Assessed Value        | <b>\$48,234</b>       |
| Previous Assessed     | <b>\$40,845</b>       |
| Assessor Market Value | <b>\$144,702</b>      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.15                    |
| Construction  | Brick                   |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 68<br>HEAT | 61<br>STORM | 26<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED           | PRICE    | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------------|----------------|----------|--------------------|------|
| Oct 18, 2024 | Non-arms-length | Executors Deed | \$89,000 | \$57               |      |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Bloom Elementary School  | Elementary | KG–5   | 0.1 mi   |
| Eisenhower Middle School | Middle     | 6–8    | 0.9 mi   |
| Guilford High School     | High       | 9–12   | 2.5 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 61107

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>89</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>29,768</b><br>POPULATION | <b>\$74K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|