

Rural Residence

RESIDENTIAL

8485 OLD RIVER RD

ROCKFORD, IL 61103

\$475,320 TopHap Estimate · confidence 96 · as of Jul 14, 2026



0.94 ac
LOT SIZE

VALUATION

\$475K

\$456K low

\$494K high

Last Sale

\$350,000 · Feb 7, 2022

Est. Owner Equity

\$112,824

Loan-to-Value

80%

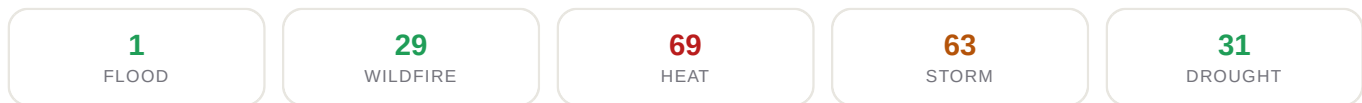
TAX & ASSESSMENT

Assessed Value	\$109,328
Previous Assessed	\$98,140
Assessor Market Value	\$327,984

PROPERTY FACTS

Property Type	Rural Residence
County	WINNEBAGO
Lot (acres)	0.94
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 24, 2022	Financing	Intrafamily Transfer			
Jan 12, 2022	Resale	Deed	\$350,000		\$362K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stephen Mack Middle School	Middle	6–8	3.3 mi
Rockton Elementary School	Elementary	PK–2	5.0 mi
Hononegah Chd High School	High	9–12	5.0 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 61103

122 CRIME INDEX	91 AIR POLLUTION	23,056 POPULATION	\$54K 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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