

Single Family Residence

RESIDENTIAL

6960 CINDY DR

ROCKFORD, IL 61109

\$165,048

TopHap Estimate · \$122 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,354 ft²

LIVING AREA

0.2 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$165K

\$145K low

\$185K high

Last Sale

\$92,000 · Oct 4, 2021

Est. Owner Equity

\$0

Loan-to-Value

117%

TAX & ASSESSMENT

Property Tax	\$2,011 (2025)
Assessed Value	\$48,300
Previous Assessed	\$43,346
Assessor Market Value	\$144,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.20
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

10
FLOOD

9
WILDFIRE

67
HEAT

59
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 20, 2025	Quitclaim	Quit Claim Transfer			
Oct 1, 2021	Non-arms-length	Warranty Deed	\$92,000	\$68	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arthur W. Froberg Elementary School	Elementary	KG–5	2.6 mi
Jefferson High School	High	9–12	2.6 mi
Flinn Middle School	Middle	6–8	4.3 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 61109

100 CRIME INDEX	88 AIR POLLUTION	26,851 POPULATION	\$62K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------