

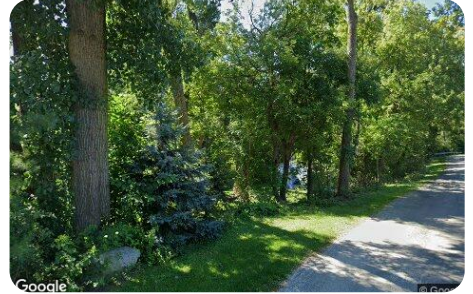
Rural Residence

RESIDENTIAL

8300 OLD RIVER RD

ROCKFORD, IL 61103

\$248,834 TopHap Estimate · confidence 84 · as of Jul 14, 2026



1.87 ac
LOT SIZE

VALUATION

\$249K

\$208K low

\$289K high

Last Sale

\$230,000 · Apr 21, 2025

Est. Owner Equity

\$64,834

Loan-to-Value

74%

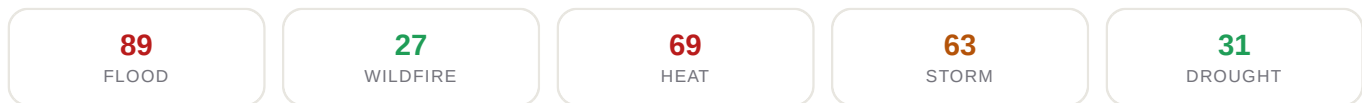
TAX & ASSESSMENT

Property Tax	\$3,994 (2025)
Assessed Value	\$67,070
Previous Assessed	\$60,206
Assessor Market Value	\$201,210

PROPERTY FACTS

Property Type	Rural Residence
County	WINNEBAGO
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 14, 2025	Resale	Warranty Deed	\$230,000		\$184K
May 21, 2014	Resale	Warranty Deed	\$110,000		\$108K
Apr 29, 1999	Quitclaim	Quit Claim Transfer			\$116K
Feb 21, 1997	Resale	Grant Deed	\$119,500		\$96K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	5.0 mi
West Middle School	Middle	6–8	6.3 mi
Auburn High School	High	9–12	7.5 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 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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