

Rural Residence

**RESIDENTIAL**

# 8260 OLD RIVER RD

ROCKFORD, IL 61103

**\$372,346** TopHap Estimate · confidence 94 · as of Jul 14, 2026



**3 ac**  
LOT SIZE

## VALUATION

**\$372K**

\$351K low

\$393K high

Last Sale

**\$275,000 · Sep 29, 2021**

Est. Owner Equity

**\$82,146**

Loan-to-Value

**81%**

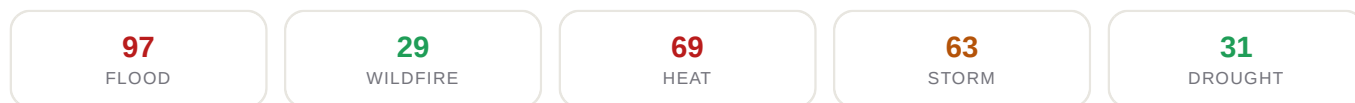
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,514 (2025) |
| Assessed Value        | \$105,597      |
| Previous Assessed     | \$94,791       |
| Assessor Market Value | \$316,791      |

## 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 <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Sep 20, 2021 | Resale    | Deed                | \$275,000 |                    | \$220K |
| Jun 12, 2014 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Aug 2, 2007  | Quitclaim | Quit Claim Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| West View Elementary School | Elementary | KG–5   | 5.0 mi   |
| West Middle School          | Middle     | 6–8    | 6.2 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>122</div> <div>CRIME INDEX</div> | <div>91</div> <div>AIR POLLUTION</div> | <div>23,056</div> <div>POPULATION</div> | <div>\$54K</div> <div>MEDIAN IN-COME</div> | <div>48°F</div> <div>AVG TEMP</div> | <div>52%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

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