

Rural Residence

RESIDENTIAL

8200 OLD RIVER RD

ROCKFORD, IL 61103

\$325,770 TopHap Estimate · confidence 86 · as of Jul 14, 2026



2.86 ac
LOT SIZE

VALUATION

\$326K

\$279K low

\$372K high

Last Sale

\$157,500 · Feb 18, 1994

Est. Owner Equity

\$325,770

TAX & ASSESSMENT

Property Tax	\$7,043 (2025)
Assessed Value	\$118,678
Previous Assessed	\$106,533
Assessor Market Value	\$356,034

PROPERTY FACTS

Property Type	Rural Residence
County	WINNEBAGO
Pool	No

CLIMATE RISK

97
FLOOD

28
WILDFIRE

69
HEAT

63
STORM

31
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 2, 2020	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	4.9 mi
West Middle School	Middle	6–8	6.2 mi
Auburn High School	High	9–12	7.4 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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