

Rural Residence **RESIDENTIAL**

8160 OLD RIVER RD

ROCKFORD, IL 61103

\$467,088 TopHap Estimate · confidence 76 · as of Jul 14, 2026



7.04 ac
LOT SIZE

VALUATION

\$467K

\$355K low

\$579K high

Est. Owner Equity

\$217,088

Loan-to-Value

53%

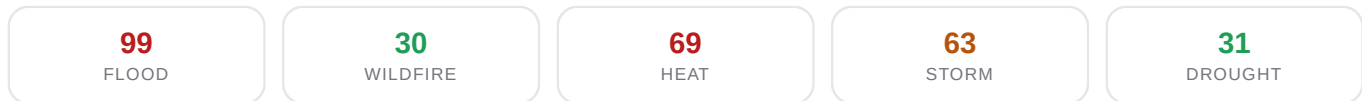
TAX & ASSESSMENT

Property Tax	\$6,945 (2025)
Assessed Value	\$117,183
Previous Assessed	\$105,191
Assessor Market Value	\$351,549

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
Jul 31, 2013	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	6.1 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.

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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