

Single Family Residence

**RESIDENTIAL**

# 2345 WINNETKA DR

ROCKFORD, IL 61108

**\$178,991** TopHap Estimate · \$145 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**1**

BATHS

**1,235 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**1967**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$179K**

\$167K low

\$191K high

Est. Owner Equity

**\$147,741**

Loan-to-Value

**16%**

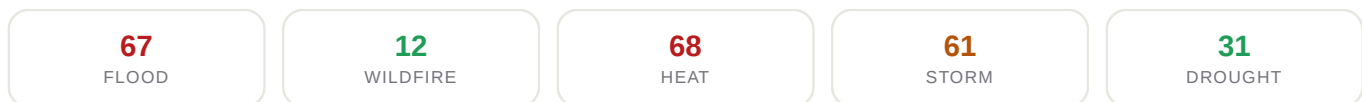
## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$977 (2025) |
| Assessed Value        | \$42,418     |
| Previous Assessed     | \$38,067     |
| Assessor Market Value | \$127,254    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.24                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Flinn Middle School             | Middle     | 6–8    | 1.2 mi   |
| East High School                | High       | 9–12   | 1.6 mi   |
| Cherry Valley Elementary School | Elementary | KG–5   | 2.2 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 61108

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>87</div> <div>CRIME INDEX</div> | <div>91</div> <div>AIR POLLUTION</div> | <div>30,642</div> <div>POPULATION</div> | <div>\$63K</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 |
|-----------|----------------|