

Condominium

**RESIDENTIAL**

# 2429 RIVER OAKS LN

ROCKFORD, IL 61102

**\$247,790** TopHap Estimate · \$162 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,526 ft<sup>2</sup>**

LIVING AREA

**1.11 ac**

LOT SIZE

**2007**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$248K**

\$225K low

\$271K high

Last Sale

**\$185,000 · Mar 15, 2024**

Est. Owner Equity

**\$247,790**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,440 (2025) |
| Assessed Value        | \$61,619       |
| Previous Assessed     | \$55,299       |
| Assessor Market Value | \$184,857      |

## PROPERTY FACTS

|               |                  |
|---------------|------------------|
| Property Type | Condominium      |
| Style         | Townhouse        |
| County        | WINNEBAGO        |
| Roof          | Asphalt          |
| Heating       | Yes              |
| Cooling       | Central          |
| Fireplace     | Yes              |
| Garage        | Garage, Basement |
| Pool          | No               |

Deck · 80 ft²

## CLIMATE RISK

1

FLOOD

17

WILDFIRE

68

HEAT

60

STORM

31

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT² | LOAN |
|--------------|-----------------|---------------|-----------|--------|------|
| Mar 12, 2024 | Resale          | Warranty Deed | \$185,000 | \$121  |      |
| Dec 31, 2012 | Non-arms-length | Warranty Deed | \$500,000 | \$328  |      |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Lathrop Elementary School | Elementary | KG–5   | 0.5 mi   |
| RESA Middle School        | Middle     | 6–8    | 1.0 mi   |
| Jefferson High School     | High       | 9–12   | 4.5 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 61102

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>129</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>17,742</b><br>POPULATION | <b>\$50K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|