

Single Family Residence **RESIDENTIAL**

# 217 W FRANKLIN ST

ROCKTON, IL 61072

**\$252,400** TopHap Estimate · \$161 / ft² · confidence 97 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,568 ft²**  
LIVING AREA

**0.35 ac**  
LOT SIZE

**1951**  
YEAR BUILT

**1**  
STORIES

**6**  
ROOMS

## VALUATION

**\$252K**

\$244K low

\$261K high

Last Sale

**\$259,000 · Jul 20, 2026**

Est. Owner Equity

**\$0**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,586 (2025) |
| Assessed Value        | \$70,482       |
| Previous Assessed     | \$64,497       |
| Assessor Market Value | \$211,446      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.35                    |
| Foundation    | No Foundation           |
| Heating       | Gas                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck

## CLIMATE RISK

1  
FLOOD

7  
WILDFIRE

68  
HEAT

61  
STORM

3  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------------------|-----------|--------------------|--------|
| Jul 16, 2026 | Resale    | Warranty Deed          | \$259,000 | \$165              | \$254K |
| Jan 14, 2025 | Financing | Transfer On Death Deed |           |                    |        |
| Oct 4, 2005  | Quitclaim | Quit Claim Transfer    |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Hononegah Chd High School  | High       | 9–12   | 0.5 mi   |
| Rockton Elementary School  | Elementary | PK–2   | 1.0 mi   |
| Stephen Mack Middle School | Middle     | 6–8    | 2.0 mi   |

District: Hononegah Community High School District 207

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 61072

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>71</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>11,070</b><br>POPULATION | <b>\$97K</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>Owner occupied</b> |
|-----------|-----------------------|