

Single Family Residence **RESIDENTIAL**

5286 ARBUTUS RD

ROCKFORD, IL 61107

\$277,549 TopHap Estimate · \$92 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

3,020 ft²

LIVING AREA

0.3 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

8

ROOMS

1

PARKING

VALUATION

\$278K

\$262K low

\$293K high

Est. Owner Equity

\$277,549

TAX & ASSESSMENT

Property Tax	\$6,805 (2025)
Assessed Value	\$88,080
Previous Assessed	\$79,045
Assessor Market Value	\$264,240

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	WINNEBAGO
Lot (acres)	0.30
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 268 ft²

CLIMATE RISK

1

FLOOD

10

WILDFIRE

68

HEAT

62

STORM

31

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 10, 2017	Quitclaim	Quit Claim Transfer			
Sep 26, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brookview Elementary School	Elementary	KG–5	0.1 mi
Guilford High School	High	9–12	0.8 mi

Eisenhower Middle School	Middle	6–8	1.3 mi
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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 61107

89 CRIME INDEX	87 AIR POLLUTION	29,768 POPULATION	\$74K 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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