

Single Family Residence **RESIDENTIAL**

# 423 WESTCHESTER DR

ROCKFORD, IL 61107

**\$192,991** TopHap Estimate · \$102 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**  
BEDS

**1.5**  
BATHS

**1,886 ft<sup>2</sup>**  
LIVING AREA

**0.17 ac**  
LOT SIZE

**1961**  
YEAR BUILT

**1**  
STORIES

**5**  
ROOMS

**1**  
PARKING

## VALUATION

**\$193K**

\$183K low

\$203K high

Est. Owner Equity

**\$75,122**

Loan-to-Value

**61%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,637 (2025) |
| Assessed Value        | \$58,521       |
| Previous Assessed     | \$52,518       |
| Assessor Market Value | \$175,563      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.17                    |
| Construction  | Brick                   |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 68<br>HEAT | 61<br>STORM | 31<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE    | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|----------|--------------------|--------|
| Mar 9, 2007  | Quitclaim | Quit Claim Transfer |          |                    | \$126K |
| Nov 22, 1996 | Resale    | Grant Deed          | \$77,000 | \$41               | \$75K  |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Johnson Elementary School | Elementary | KG–5   | 0.5 mi   |
| East High School          | High       | 9–12   | 0.9 mi   |
| Lincoln Middle School     | Middle     | 6–8    | 1.3 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 61107

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>89</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>29,768</b><br>POPULATION | <b>\$74K</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> |
|-----------|-----------------------|