

Single Family Residence **RESIDENTIAL**

# 419 WESTCHESTER DR

ROCKFORD, IL 61107

**\$192,298** TopHap Estimate · \$93 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,068 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1960**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$192K**

\$179K low

\$205K high

Last Sale

**\$77,500 · Nov 6, 2017**

Est. Owner Equity

**\$123,298**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,179 (2025) |
| Assessed Value        | \$53,336       |
| Previous Assessed     | \$47,865       |
| Assessor Market Value | \$160,008      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.17                    |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 272 ft²

## CLIMATE RISK

1

FLOOD

1

WILDFIRE

68

HEAT

61

STORM

31

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED       | PRICE    | \$/FT² | LOAN  |
|-------------|--------|------------|----------|--------|-------|
| Nov 1, 2017 | Resale | Grant Deed | \$77,500 | \$37   | \$62K |

## 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> |
|-----------|-----------------------|