

Single Family Residence

RESIDENTIAL

534 WESTCHESTER DR

ROCKFORD, IL 61107

\$233,908 TopHap Estimate · \$103 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,278 ft²

LIVING AREA

0.21 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$234K

\$227K low

\$241K high

Last Sale

\$190,000 · Oct 30, 2023

Est. Owner Equity

\$91,483

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$5,988 (2025)
Assessed Value	\$67,825
Previous Assessed	\$60,867
Assessor Market Value	\$203,475

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.21
Construction	Brick
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	11 WILDFIRE	68 HEAT	61 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 27, 2023	Resale	Deed	\$190,000	\$83	\$142K
Apr 11, 2014	Resale	Grant Deed	\$64,000	\$28	
Mar 7, 2011	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Johnson Elementary School	Elementary	KG–5	0.5 mi
East High School	High	9–12	1.1 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

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	Absentee owner
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