

Single Family Residence **RESIDENTIAL**

# 604 WESTCHESTER DR

ROCKFORD, IL 61107

**\$182,673** TopHap Estimate · \$74 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,462 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1952**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**1**

PARKING

## VALUATION

**\$183K**

\$161K low

\$204K high

Last Sale

**\$125,000 · Nov 25, 2020**

Est. Owner Equity

**\$82,673**

Loan-to-Value

**60%**

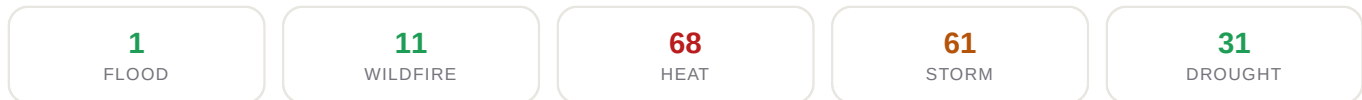
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,481 (2025) |
| Assessed Value        | \$61,755       |
| Previous Assessed     | \$55,421       |
| Assessor Market Value | \$185,265      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.21                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------|-------|--------------------|--------|
| Nov 23, 2020 | Financing | Grant Deed |       |                    | \$100K |

## 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|