

Residential - Vacant Land **RESIDENTIAL**

214 ALDER AVE
ROCKFORD, IL 61107



0.18 ac
LOT SIZE

VALUATION

Last Sale **\$2,415,000 · Sep 24, 2025**

TAX & ASSESSMENT

Property Tax	\$418 (2025)
Assessed Value	\$4,738
Previous Assessed	\$4,252
Assessor Market Value	\$14,214

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	WINNEBAGO
Lot (acres)	0.18
Pool	No

CLIMATE RISK

1 FLOOD	1 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
Sep 15, 2025	Resale	Special Warranty Deed	\$2,415,000		
Apr 22, 2011	Resale	Warranty Deed	\$56,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gregory Elementary School	Elementary	KG–5	0.8 mi
Eisenhower Middle School	Middle	6–8	1.8 mi
Guilford High School	High	9–12	2.4 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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