

Residential - Vacant Land **RESIDENTIAL**

206 ALDER AVE

ROCKFORD, IL 61107

\$364,613 TopHap Estimate · confidence 85 · as of Jul 14, 2026



0.12 ac
LOT SIZE

VALUATION

\$365K

\$310K low

\$420K high

Last Sale

\$75,000 · Nov 18, 2024

Est. Owner Equity

\$364,613

TAX & ASSESSMENT

Property Tax	\$349 (2025)
Assessed Value	\$3,950
Previous Assessed	\$3,545
Assessor Market Value	\$11,850

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	WINNEBAGO
Lot (acres)	0.12
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
Feb 27, 2026	Resale	Warranty Deed	\$208,000		\$201K
Nov 14, 2024	Resale	Warranty Deed	\$75,000		\$75K
Nov 14, 2024	Financing	Intrafamily Transfer			

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	2.5 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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