

Single Family Residence **RESIDENTIAL**

5199 WOODIE RANCH LN

ROCKFORD, IL 61114

\$292,562 TopHap Estimate · \$123 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,369 ft²

LIVING AREA

0.37 ac

LOT SIZE

1973

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$293K

\$277K low

\$308K high

Last Sale

\$272,000 · Aug 26, 2022

Est. Owner Equity

\$74,962

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$7,146 (2025)
Assessed Value	\$86,936
Previous Assessed	\$78,018
Assessor Market Value	\$260,808

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WINNEBAGO
Lot (acres)	0.37
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 356 ft²

CLIMATE RISK

1

FLOOD

6

WILDFIRE

68

HEAT

62

STORM

31

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 22, 2022	Resale	Deed	\$272,000	\$115	\$218K
Feb 23, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring Creek Elementary School	Elementary	KG–5	0.1 mi
Guilford High School	High	9–12	0.4 mi

Eisenhower Middle School	Middle	6–8	1.4 mi
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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 61114

53 CRIME INDEX	91 AIR POLLUTION	15,641 POPULATION	\$86K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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