

Duplex (2 Units, Any Combination) RESIDENTIAL

3171 W RIVERSIDE BLVD
ROCKFORD, IL 61101



4
BEDS

2
BATHS

2,211 ft²
LIVING AREA

0.37 ac
LOT SIZE

1970
YEAR BUILT

1
STORIES

8
ROOMS

1
PARKING

VALUATION

Last Sale \$85,500 · Oct 1, 1993

TAX & ASSESSMENT

Property Tax	\$5,388 (2025)
Assessed Value	\$61,030
Previous Assessed	\$54,770
Assessor Market Value	\$183,090

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.37
Construction	Brick
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No
View	Traffic

Deck · 200 ft²

CLIMATE RISK

1 FLOOD	1 WILDFIRE	69 HEAT	64 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.8 mi
West Middle School	Middle	6–8	1.6 mi
Auburn High School	High	9–12	2.8 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 61101

131 CRIME INDEX	86 AIR POLLUTION	19,188 POPULATION	\$50K 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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