

Single Family Residence

RESIDENTIAL

806 N ROCKFORD AVE

ROCKFORD, IL 61107

\$331,833 TopHap Estimate · \$126 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,635 ft²

LIVING AREA

0.23 ac

LOT SIZE

1929

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$332K

\$289K low

\$374K high

Last Sale

\$315,000 · Jul 10, 2025

Est. Owner Equity

\$48,333

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$7,458 (2025)
Assessed Value	\$95,473
Previous Assessed	\$85,679
Assessor Market Value	\$286,419

PROPERTY FACTS

Property Type	Single Family Residence
Style	Tudor
County	WINNEBAGO
Lot (acres)	0.23
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	61 STORM	31 DROUGHT
-------------------	----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 8, 2025	Resale	Warranty Deed	\$315,000	\$120	\$284K
Jan 25, 2023	Resale	Warranty Deed	\$228,000	\$87	\$162K
Dec 1, 1997	Resale	Grant Deed	\$141,000	\$54	\$136K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bloom Elementary School	Elementary	KG–5	0.6 mi
Lincoln Middle School	Middle	6–8	1.0 mi
East High School	High	9–12	1.4 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------