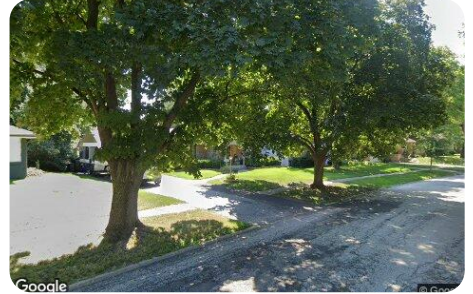


Single Family Residence **RESIDENTIAL**

731 ROLAND AVE

ROCKFORD, IL 61107

\$187,958 TopHap Estimate · \$109 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,727 ft²

LIVING AREA

0.23 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$188K

\$174K low

\$202K high

Last Sale

\$158,500 · Jun 6, 2023

Est. Owner Equity

\$37,958

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$4,025 (2025)
Assessed Value	\$51,592
Previous Assessed	\$46,300
Assessor Market Value	\$154,776

PROPERTY FACTS

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

Deck · 36 ft²

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	\$/FT²	LOAN
May 25, 2023	Resale	Warranty Deed	\$158,500	\$92	\$150K
Oct 6, 2020	Resale	Grant Deed	\$88,000	\$51	\$70K
Jan 15, 2009	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Johnson Elementary School	Elementary	KG–5	0.5 mi
East High School	High	9–12	1.3 mi
Lincoln Middle School	Middle	6–8	1.5 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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