

Single Family Residence **RESIDENTIAL**

2306 QUAIL RUN

ROCKFORD, IL 61103

\$145,214 TopHap Estimate · \$123 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,176 ft²
LIVING AREA

0.21 ac
LOT SIZE

1969
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$145K

\$135K low

\$156K high

Est. Owner Equity

\$145,214

TAX & ASSESSMENT

Property Tax	\$2,555 (2025)
Assessed Value	\$39,940
Previous Assessed	\$35,843
Assessor Market Value	\$119,820

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.21
Construction	Brick
Roof	Composition Shingle
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 132 ft²

CLIMATE RISK

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 19, 2021	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.5 mi
West Middle School	Middle	6–8	1.5 mi
Auburn High School	High	9–12	2.9 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 61103

122 CRIME INDEX	91 AIR POLLUTION	23,056 POPULATION	\$54K 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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