

Single Family Residence **RESIDENTIAL**

1609 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$140,844 TopHap Estimate · \$73 / ft² · confidence 82 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,941 ft²

LIVING AREA

0.22 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$141K

\$115K low

\$167K high

Last Sale

\$85,000 · Nov 2, 2018

Est. Owner Equity

\$68,344

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$1,184 (2025)
Assessed Value	\$44,309
Previous Assessed	\$39,764
Assessor Market Value	\$132,927

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WINNEBAGO
Lot (acres)	0.22
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

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	\$/FT ²	LOAN
Oct 31, 2018	Resale	Warranty Deed	\$85,000	\$44	\$65K
May 1, 2013	Resale	Grant Deed	\$40,000	\$21	
Sep 21, 2012	Recorded document	Deed In Lieu Of Foreclosure			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.3 mi
West Middle School	Middle	6–8	1.6 mi
Auburn High School	High	9–12	3.3 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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