

Single Family Residence **RESIDENTIAL**

2203 RIDGE AVE

ROCKFORD, IL 61103

\$96,736 TopHap Estimate · \$130 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1

BATHS

745 ft²

LIVING AREA

0.16 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

4

ROOMS

1

PARKING

VALUATION

\$97K

\$90K low

\$104K high

Last Sale

\$48,000 · Jun 30, 1997

Est. Owner Equity

\$86,736

Loan-to-Value

9%

TAX & ASSESSMENT

Property Tax	\$2,213 (2025)
Assessed Value	\$25,068
Previous Assessed	\$22,496
Assessor Market Value	\$75,204

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.16
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	21 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
Mar 31, 2023	Financing	Intrafamily Transfer			
Jul 2, 1997	Resale	Grant Deed	\$48,000	\$64	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Welsh Elementary School	Elementary	KG–5	0.2 mi
West Middle School	Middle	6–8	0.4 mi
Guilford High School	High	9–12	4.3 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	Absentee owner
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