

Single Family Residence **RESIDENTIAL**

2305 QUAIL RUN

ROCKFORD, IL 61103

\$176,437 TopHap Estimate · \$105 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,684 ft²

LIVING AREA

0.18 ac

LOT SIZE

1964

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$176K

\$167K low

\$186K high

Last Sale

\$111,000 · Oct 23, 2020

Est. Owner Equity

\$61,632

Loan-to-Value

61%

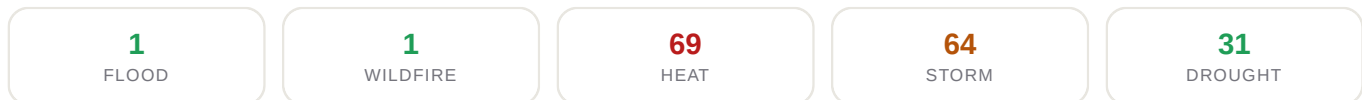
TAX & ASSESSMENT

Property Tax	\$3,924 (2025)
Assessed Value	\$50,445
Previous Assessed	\$45,270
Assessor Market Value	\$151,335

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WINNEBAGO
Lot (acres)	0.18
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 14, 2020	Resale	Warranty Deed	\$111,000	\$66	\$107K
Nov 17, 2016	Quitclaim	Quit Claim Transfer			
Jul 18, 2008	Resale	Grant Deed	\$124,500	\$74	\$68K
May 4, 1998	Resale	Grant Deed	\$88,000	\$52	\$81K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.6 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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