

Single Family Residence **RESIDENTIAL**

1521 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$118,989 TopHap Estimate · \$106 / ft² · confidence 85 · as of Jul 14, 2026



2
BEDS

1.5
BATHS

1,120 ft²
LIVING AREA

0.24 ac
LOT SIZE

1955
YEAR BUILT

1
STORIES

4
ROOMS

1
PARKING

VALUATION

\$119K

\$101K low

\$137K high

Est. Owner Equity

\$15,062

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$2,977 (2025)
Assessed Value	\$39,714
Previous Assessed	\$35,640
Assessor Market Value	\$119,142

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.24
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
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
Jun 13, 2003	Quitclaim	Quit Claim Transfer			\$73K
May 31, 2000	Resale	Grant Deed	\$74,000	\$66	\$75K

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	3.4 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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