

Single Family Residence **RESIDENTIAL**

1405 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$110,656 TopHap Estimate · \$100 / ft² · confidence 86 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,103 ft²

LIVING AREA

0.23 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$111K

\$96K low

\$126K high

Last Sale

\$60,000 · Jan 30, 2018

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$2,314 (2025)
Assessed Value	\$32,211
Previous Assessed	\$28,907
Assessor Market Value	\$96,633

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	24 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
Jan 29, 2018	Non-arms-length	Warranty Deed	\$60,000	\$54	\$58K
Apr 6, 2000	Resale	Grant Deed	\$62,000	\$56	\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.4 mi
West Middle School	Middle	6–8	1.7 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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