

Single Family Residence **RESIDENTIAL**

1403 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$167,903 TopHap Estimate · \$69 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

2

BATHS

2,434 ft²

LIVING AREA

0.23 ac

LOT SIZE

1955

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$168K

\$159K low

\$177K high

Est. Owner Equity

\$60,003

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$4,066 (2025)
Assessed Value	\$57,052
Previous Assessed	\$51,200
Assessor Market Value	\$171,156

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WINNEBAGO
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Electric
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

35
FLOOD

24
WILDFIRE

69
HEAT

64
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 9, 2018	Quitclaim	Quit Claim Transfer			

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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