

Single Family Residence **RESIDENTIAL**

1303 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$138,634 TopHap Estimate · \$88 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,573 ft²

LIVING AREA

0.31 ac

LOT SIZE

1949

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$139K

\$130K low

\$147K high

Est. Owner Equity

\$138,634

TAX & ASSESSMENT

Property Tax	\$3,063 (2025)
Assessed Value	\$45,687
Previous Assessed	\$41,000
Assessor Market Value	\$137,061

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.31
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
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
Sep 20, 2017	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.5 mi
West Middle School	Middle	6–8	1.7 mi
Auburn High School	High	9–12	3.5 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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