

Single Family Residence **RESIDENTIAL**

1203 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$106,337 TopHap Estimate · \$94 / ft² · confidence 87 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,129 ft²
LIVING AREA

0.2 ac
LOT SIZE

1956
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$106K

\$93K low

\$120K high

Last Sale

\$86,000 · Jul 9, 2024

Est. Owner Equity

\$106,337

TAX & ASSESSMENT

Property Tax	\$2,898 (2025)
Assessed Value	\$38,826
Previous Assessed	\$34,843
Assessor Market Value	\$116,478

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.20
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
Jul 3, 2024	Resale	Warranty Deed	\$86,000	\$76	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.5 mi
West Middle School	Middle	6–8	1.8 mi
Auburn High School	High	9–12	3.6 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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