

Single Family Residence **RESIDENTIAL**

1107 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$124,222 TopHap Estimate · \$86 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,440 ft²

LIVING AREA

0.34 ac

LOT SIZE

1949

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$124K

\$111K low

\$137K high

Est. Owner Equity

\$124,222

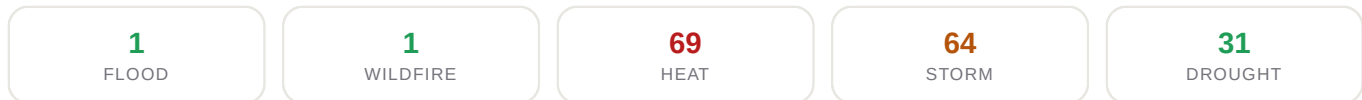
TAX & ASSESSMENT

Property Tax	\$4,182 (2025)
Assessed Value	\$47,361
Previous Assessed	\$42,503
Assessor Market Value	\$142,083

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.34
Construction	Brick
Roof	Asphalt
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

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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