

Single Family Residence **RESIDENTIAL**

1601 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$156,129 TopHap Estimate · \$121 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,286 ft²

LIVING AREA

0.3 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

4

ROOMS

1

PARKING

VALUATION

\$156K

\$150K low

\$162K high

Last Sale

\$155,000 · Jul 2, 2026

Est. Owner Equity

\$1,129

Loan-to-Value

112%

TAX & ASSESSMENT

Property Tax	\$2,331 (2025)
Assessed Value	\$37,404
Previous Assessed	\$33,567
Assessor Market Value	\$112,212

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.30
Construction	Brick
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 23, 2026	Resale	Warranty Deed	\$155,000	\$121	\$124K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.3 mi
West Middle School	Middle	6–8	1.6 mi
Auburn High School	High	9–12	3.3 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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