

Single Family Residence

RESIDENTIAL

1630 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$251,015 TopHap Estimate · \$200 / ft² · confidence 82 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,256 ft²

LIVING AREA

0.24 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$251K

\$205K low

\$297K high

Last Sale

\$240,000 · Jan 12, 2026

Est. Owner Equity

\$59,015

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$3,978 (2025)
Assessed Value	\$45,052
Previous Assessed	\$40,431
Assessor Market Value	\$135,156

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.24
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	16 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
Jan 9, 2026	Resale	Warranty Deed	\$240,000	\$191	\$192K
Mar 24, 2025	Non-arms-length	Sheriffs Deed	\$101,500	\$81	
Feb 12, 2021	Resale	Warranty Deed	\$105,000	\$84	\$103K

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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