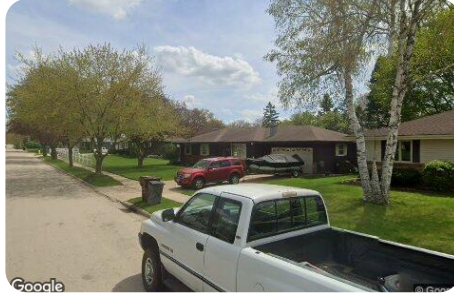


Single Family Residence **RESIDENTIAL**

1622 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$166,870 TopHap Estimate · \$96 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,742 ft²

LIVING AREA

0.24 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$167K

\$148K low

\$186K high

Last Sale

\$89,500 · Jun 30, 2016

Est. Owner Equity

\$76,444

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$3,462 (2025)
Assessed Value	\$45,217
Previous Assessed	\$40,579
Assessor Market Value	\$135,651

PROPERTY FACTS

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

Deck · 192 ft²

CLIMATE RISK

1 FLOOD	20 WILDFIRE	69 HEAT	64 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 27, 2016	Resale	Grant Deed	\$89,500	\$51	\$83K
Apr 15, 2015	Quitclaim	Quit Claim Transfer			

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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