

Single Family Residence **RESIDENTIAL**

1606 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$246,608 TopHap Estimate · \$207 / ft² · confidence 81 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,194 ft²

LIVING AREA

0.29 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$247K

\$201K low

\$292K high

Last Sale

\$210,000 · Nov 27, 2024

Est. Owner Equity

\$36,708

Loan-to-Value

86%

TAX & ASSESSMENT

Assessed Value	\$44,387
Previous Assessed	\$39,834
Assessor Market Value	\$133,161

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.29
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 140 ft²

CLIMATE RISK

1
FLOOD

1
WILDFIRE

69
HEAT

64
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 25, 2024	Resale	Warranty Deed	\$210,000	\$176	\$210K

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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