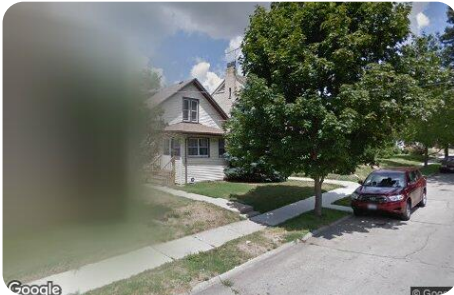


Duplex (2 Units, Any Combination) **RESIDENTIAL**

**1249 HOLLAND ST**  
ROCKFORD, IL 61102



**4**  
BEDS

**2**  
BATHS

**2,240 ft<sup>2</sup>**  
LIVING AREA

**0.15 ac**  
LOT SIZE

**1920**  
YEAR BUILT

**2**  
STORIES

**10**  
ROOMS

**1**  
PARKING

**TAX & ASSESSMENT**

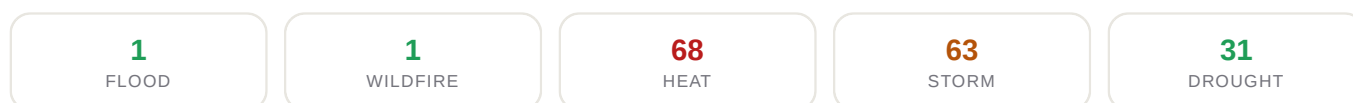
|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$929 (2025)</b> |
| Assessed Value        | <b>\$21,524</b>     |
| Previous Assessed     | <b>\$18,135</b>     |
| Assessor Market Value | <b>\$64,572</b>     |

**PROPERTY FACTS**

|               |                                          |
|---------------|------------------------------------------|
| Property Type | <b>Duplex (2 Units, Any Combination)</b> |
| County        | <b>WINNEBAGO</b>                         |
| Lot (acres)   | <b>0.15</b>                              |

|              |                  |
|--------------|------------------|
| Construction | Brick            |
| Roof         | Asphalt          |
| Heating      | Yes              |
| Cooling      | Central          |
| Garage       | Garage, Detached |
| Pool         | No               |
| View         | Alley            |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN  |
|--------------|-----------|---------------------|-------|--------|-------|
| Jul 8, 2004  | Quitclaim | Quit Claim Transfer |       |        |       |
| Jul 8, 2004  | Quitclaim | Quit Claim Transfer |       |        |       |
| Jan 26, 2004 | Quitclaim | Quit Claim Transfer |       |        | \$23K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Washington Elementary School | Elementary | KG–5   | 0.3 mi   |
| RESA Middle School           | Middle     | 6–8    | 1.1 mi   |
| Jefferson High School        | High       | 9–12   | 5.3 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 61102

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>129</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>17,742</b><br>POPULATION | <b>\$50K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|