

Residential - Vacant Land

RESIDENTIAL

4XX WILLOW RUN

ROCKFORD, IL 61102

\$102,112 TopHap Estimate · confidence 83 · as of Jul 14, 2026



0.4 ac
LOT SIZE

VALUATION

\$102K

\$85K low

\$120K high

Last Sale

\$125,000 · Jul 29, 2024

Est. Owner Equity

\$102,112

TAX & ASSESSMENT

Property Tax	\$339 (2025)
Assessed Value	\$4,625
Previous Assessed	\$4,151
Assessor Market Value	\$13,875

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	WINNEBAGO
Lot (acres)	0.40
Pool	No

CLIMATE RISK

1 FLOOD	23 WILDFIRE	68 HEAT	61 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 24, 2024	Resale	Administrators Deed	\$125,000		
Dec 11, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
RESA Middle School	Middle	6–8	5.0 mi
Lathrop Elementary School	Elementary	KG–5	5.2 mi
Jefferson High School	High	9–12	6.6 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

129 CRIME INDEX	87 AIR POLLUTION	17,742 POPULATION	\$50K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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