

Single Family Residence **RESIDENTIAL**

**2504 ROTARY RD**  
ROCKFORD, IL 61109



**3**  
BEDS

**3**  
BATHS

**3,267 ft<sup>2</sup>**  
LIVING AREA

**2.42 ac**  
LOT SIZE

**1900**  
YEAR BUILT

**2**  
STORIES

**8**  
ROOMS

**2**  
PARKING

**TAX & ASSESSMENT**

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$6,431 (2025)</b> |
| Assessed Value        | <b>\$95,345</b>       |
| Previous Assessed     | <b>\$85,565</b>       |
| Assessor Market Value | <b>\$286,035</b>      |

**PROPERTY FACTS**

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>WINNEBAGO</b>               |
| Roof          | <b>Asphalt</b>                 |

|         |                  |
|---------|------------------|
| Heating | Yes              |
| Cooling | Central          |
| Garage  | Garage, Attached |
| Pool    | No               |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 21<br>WILDFIRE | 67<br>HEAT | 59<br>STORM | 26<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|------|-------|--------------------|------|
| Dec 23, 2021 | Financing | Deed |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Jefferson High School               | High       | 9–12   | 2.7 mi   |
| Arthur W. Froberg Elementary School | Elementary | KG–5   | 3.0 mi   |
| Flinn Middle School                 | Middle     | 6–8    | 4.7 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 61109

|                    |                     |                      |                         |                  |                 |
|--------------------|---------------------|----------------------|-------------------------|------------------|-----------------|
| 100<br>CRIME INDEX | 88<br>AIR POLLUTION | 26,851<br>POPULATION | \$62K<br>MEDIAN IN-COME | 48°F<br>AVG TEMP | 52%<br>SUNSHINE |
|--------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

**OWNERSHIP**

Occupancy

**Owner occupied**