

Single Family Residence **RESIDENTIAL**

# 4862 FOREST DR

ROCKFORD, IL 61109

**\$131,109** TopHap Estimate · \$124 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**  
BEDS

**1**  
BATHS

**1,058 ft<sup>2</sup>**  
LIVING AREA

**0.52 ac**  
LOT SIZE

**1936**  
YEAR BUILT

**1**  
STORIES

## VALUATION

**\$131K**

\$125K low

\$137K high

Last Sale

**\$24,000 · Aug 24, 2021**

Est. Owner Equity

**\$131,109**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,083 (2025) |
| Assessed Value        | \$35,426       |
| Previous Assessed     | \$32,045       |
| Assessor Market Value | \$106,278      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.52                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | No Foundation           |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

Deck · 190 ft²

## CLIMATE RISK

**1**  
FLOOD

**18**  
WILDFIRE

**68**  
HEAT

**61**  
STORM

**26**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE    | \$/FT² | LOAN |
|--------------|--------|---------------|----------|--------|------|
| Aug 16, 2021 | Resale | Warranty Deed | \$24,000 | \$23   |      |
| Apr 7, 2017  | Resale | Warranty Deed | \$23,000 | \$22   |      |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Jefferson High School           | High       | 9–12   | 1.7 mi   |
| Cherry Valley Elementary School | Elementary | KG–5   | 3.8 mi   |
| Flinn Middle School             | Middle     | 6–8    | 4.0 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

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

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|