

Single Family Residence **RESIDENTIAL**

## 2209 CLINTON PL

ROCKFORD, IL 61103

**\$362,246** TopHap Estimate · \$135 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,686 ft<sup>2</sup>**

LIVING AREA

**0.26 ac**

LOT SIZE

**1930**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**1**

PARKING

### VALUATION

**\$362K**

**\$318K low**

**\$407K high**

Est. Owner Equity

**\$192,246**

Loan-to-Value

**46%**

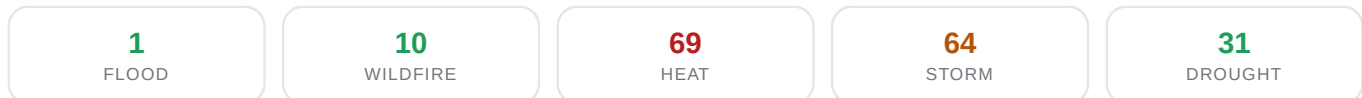
## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,169 (2025) |
| Assessed Value        | \$137,503       |
| Previous Assessed     | \$123,398       |
| Assessor Market Value | \$412,509       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Tudor                   |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.26                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Welsh Elementary School | Elementary | KG–5   | 1.2 mi   |
| West Middle School      | Middle     | 6–8    | 1.7 mi   |
| Guilford High School    | High       | 9–12   | 3.0 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 61103

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>122</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>23,056</b><br>POPULATION | <b>\$54K</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> |
|-----------|-----------------------|