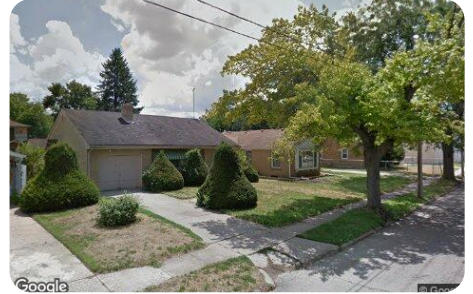


Single Family Residence **RESIDENTIAL**

1246 HOLLAND ST

ROCKFORD, IL 61102

\$94,236 TopHap Estimate · \$81 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,159 ft²

LIVING AREA

0.21 ac

LOT SIZE

1940

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$94K

\$84K low

\$104K high

Last Sale

\$40,000 · Nov 3, 2021

Est. Owner Equity

\$62,236

Loan-to-Value

41%

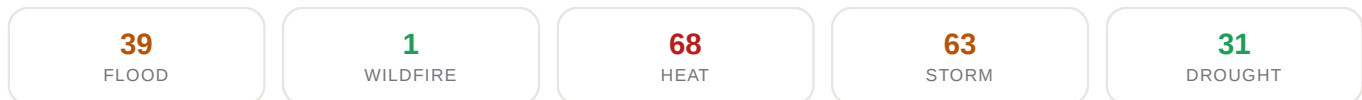
TAX & ASSESSMENT

Property Tax	\$2,236 (2025)
Assessed Value	\$25,326
Previous Assessed	\$22,728
Assessor Market Value	\$75,978

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WINNEBAGO
Lot (acres)	0.21
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	\$/FT ²	LOAN
Nov 1, 2021	Resale	Warranty Deed	\$40,000	\$35	\$32K

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

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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