

Single Family Residence **RESIDENTIAL**

2304 DOUGLAS ST

ROCKFORD, IL 61103

\$102,099 TopHap Estimate · \$90 / ft² · confidence 90 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,135 ft²

LIVING AREA

0.17 ac

LOT SIZE

1924

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$102K

\$92K low

\$112K high

Last Sale

\$57,000 · Jun 25, 2018

Est. Owner Equity

\$51,099

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$2,571 (2025)
Assessed Value	\$35,116
Previous Assessed	\$31,514
Assessor Market Value	\$105,348

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	WINNEBAGO
Lot (acres)	0.17
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No
View	Alley/Corner

CLIMATE RISK

1 FLOOD	1 WILDFIRE	69 HEAT	64 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 22, 2018	Resale	Grant Deed	\$57,000	\$50	\$44K
Jan 22, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Welsh Elementary School	Elementary	KG–5	0.8 mi
West Middle School	Middle	6–8	1.4 mi
Guilford High School	High	9–12	3.3 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 61103

122 CRIME INDEX	91 AIR POLLUTION	23,056 POPULATION	\$54K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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