

Quadplex (4 Units, Any Combination)

RESIDENTIAL

2323 DOUGLAS ST

ROCKFORD, IL 61103



4

BEDS

4

BATHS

2,310 ft²

LIVING AREA

0.17 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

12

ROOMS

VALUATION

Last Sale

\$220,000 · Sep 2, 2025

TAX & ASSESSMENT

Property Tax	\$4,835 (2025)
Assessed Value	\$54,758
Previous Assessed	\$49,141
Assessor Market Value	\$164,274

PROPERTY FACTS

Property Type	Quadplex (4 Units, Any Combination)
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.17
Construction	Brick
Roof	Asphalt
Heating	Yes
Cooling	Central
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
Aug 25, 2025	Resale	Warranty Deed	\$220,000	\$95	\$98K
Apr 19, 2022	Quitclaim	Quit Claim Transfer			
Sep 23, 2021	Resale	Warranty Deed	\$131,000	\$57	
Oct 31, 2008	Quitclaim	Quit Claim Transfer			
Oct 24, 2008	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Welsh Elementary School	Elementary	KG–5	0.9 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	Absentee owner
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