

Rural Residence

**RESIDENTIAL**

# 7600 OLD RIVER RD

ROCKFORD, IL 61103

**\$193,707** TopHap Estimate · confidence 86 · as of Jul 14, 2026



**1.49 ac**  
LOT SIZE

## VALUATION

**\$194K**

\$167K low

\$221K high

Last Sale

**\$85,000 · Sep 19, 2016**

Est. Owner Equity

**\$193,707**

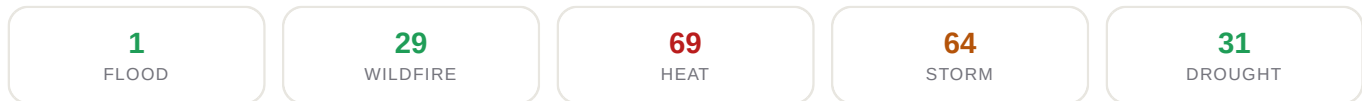
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,433 (2025) |
| Assessed Value        | \$60,483       |
| Previous Assessed     | \$54,293       |
| Assessor Market Value | \$181,449      |

## PROPERTY FACTS

|               |                 |
|---------------|-----------------|
| Property Type | Rural Residence |
| County        | WINNEBAGO       |
| Pool          | No              |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------|----------|--------------------|--------|
| Aug 24, 2016 | Resale            | Grant Deed    | \$85,000 |                    |        |
| Apr 24, 2015 | Recorded document | Trustees Deed |          |                    |        |
| Jan 30, 2002 | Financing         | Grant Deed    |          |                    | \$112K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| West View Elementary School | Elementary | KG–5   | 4.3 mi   |
| West Middle School          | Middle     | 6–8    | 5.6 mi   |
| Auburn High School          | High       | 9–12   | 6.8 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> |
|-----------|-----------------------|