

Single Family Residence **RESIDENTIAL**

8420 BLUE RIVER RD

ROCKFORD, IL 61107

\$364,112 TopHap Estimate · \$192 / ft² · confidence 90 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,893 ft²
LIVING AREA

0.5 ac
LOT SIZE

2013
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$364K

\$327K low

\$401K high

Last Sale

\$325,000 · Jul 9, 2024

Est. Owner Equity

\$364,112

TAX & ASSESSMENT

Property Tax	\$7,904 (2025)
Assessed Value	\$100,519
Previous Assessed	\$89,846
Assessor Market Value	\$301,557

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.50
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	15 WILDFIRE	68 HEAT	64 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 17, 2024	Resale	Warranty Deed	\$325,000	\$172	
May 26, 2021	Resale	Warranty Deed	\$219,220	\$116	\$207K
Dec 6, 2018	Resale	Warranty Deed	\$179,500	\$95	\$162K
Dec 2, 2013	Resale	Grant Deed	\$154,000	\$81	\$146K
Nov 30, 2012	Resale	Grant Deed	\$12,500	\$7	
Mar 3, 2006	Resale	Grant Deed	\$240,000	\$127	
Oct 10, 2005	Resale	Warranty Deed	\$3,111,300	\$1644	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Guilford High School	High	9–12	3.2 mi
Spring Creek Elementary School	Elementary	KG–5	3.6 mi
Eisenhower Middle School	Middle	6–8	4.7 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 61107

89 CRIME INDEX	87 AIR POLLUTION	29,768 POPULATION	\$74K 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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