

Residential - Vacant Land

RESIDENTIAL

84XX BLUE RIVER RD

ROCKFORD, IL 61107

\$373,658 TopHap Estimate · confidence 90 · as of Jul 14, 2026



0.33 ac
LOT SIZE

VALUATION

\$374K

\$336K low

\$412K high

Est. Owner Equity

\$373,658

TAX & ASSESSMENT

Property Tax

\$1,347 (2025)

Assessed Value

\$15,255

Previous Assessed	\$13,690
Assessor Market Value	\$45,765

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	WINNEBAGO
Lot (acres)	0.33
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	\$/FT²	LOAN
Nov 13, 2003	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Guilford High School	High	9–12	3.3 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	Absentee owner
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