

Duplex (2 Units, Any Combination)

RESIDENTIAL

1016 FRANKLIN PL

ROCKFORD, IL 61103



4

BEDS

2

BATHS

2,310 ft²

LIVING AREA

0.14 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

10

ROOMS

1

PARKING

VALUATION

Last Sale

\$50,000 · Aug 29, 2017

TAX & ASSESSMENT

Property Tax	\$3,742 (2025)
Assessed Value	\$48,382
Previous Assessed	\$37,172
Assessor Market Value	\$145,146

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	WINNEBAGO
Lot (acres)	0.14
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No
View	Alley

CLIMATE RISK

1 FLOOD	1 WILDFIRE	69 HEAT	64 STORM	31 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 28, 2017	Resale	Warranty Deed	\$50,000	\$22	\$47K
Aug 22, 2017	Quitclaim	Quit Claim Transfer			
Nov 5, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Welsh Elementary School	Elementary	KG–5	1.0 mi
West Middle School	Middle	6–8	1.1 mi
Guilford High School	High	9–12	4.1 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------