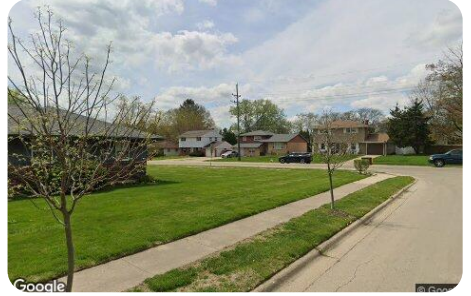


Single Family Residence **RESIDENTIAL**

1726 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$147,848 TopHap Estimate · \$121 / ft² · confidence 86 · as of Jul 14, 2026



3
BEDS

1.5
BATHS

1,218 ft²
LIVING AREA

0.31 ac
LOT SIZE

1978
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$148K

\$127K low

\$168K high

Est. Owner Equity

\$96,198

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$2,879 (2025)
Assessed Value	\$43,611
Previous Assessed	\$39,138
Assessor Market Value	\$130,833

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.31
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 140 ft²

CLIMATE RISK

1 FLOOD	1 WILDFIRE	69 HEAT	64 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.3 mi
West Middle School	Middle	6–8	1.6 mi
Auburn High School	High	9–12	3.2 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	Owner occupied
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