

Single Family Residence **RESIDENTIAL**

403 WASHINGTON ST

ROCKFORD, IL 61104

\$128,408 TopHap Estimate · \$95 / ft² · confidence 83 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,346 ft²

LIVING AREA

0.16 ac

LOT SIZE

1925

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$128K

\$107K low

\$150K high

Est. Owner Equity

\$29,708

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$2,139 (2025)
Assessed Value	\$30,223
Previous Assessed	\$27,123
Assessor Market Value	\$90,669

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.16
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No
View	Alley/Corner

Deck · 72 ft²

CLIMATE RISK

1
FLOOD

1
WILDFIRE

68
HEAT

61
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 27, 2014	Quitclaim	Quit Claim Transfer			
Oct 25, 2012	Resale	Grant Deed	\$31,228	\$23	
May 11, 2012	Non-arms-length	Trustees Deed	\$102,929	\$76	
Feb 20, 2008	Resale	Warranty Deed	\$98,500	\$73	\$98K
Jun 14, 2007	Resale	Grant Deed	\$50,800	\$38	
Jan 25, 2007	Recorded document	Trustees Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Middle School	Middle	6–8	0.5 mi
East High School	High	9–12	0.8 mi
Johnson Elementary School	Elementary	KG–5	1.4 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 61104

157 CRIME INDEX	90 AIR POLLUTION	17,656 POPULATION	\$34K 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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