

Single Family Residence **RESIDENTIAL**

2312 DOUGLAS ST

ROCKFORD, IL 61103

\$106,502 TopHap Estimate · \$73 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,453 ft²

LIVING AREA

0.17 ac

LOT SIZE

1920

YEAR BUILT

1

STORIES

4

ROOMS

1

PARKING

VALUATION

\$107K

\$99K low

\$114K high

Last Sale

\$83,500 · Nov 4, 2020

Est. Owner Equity

\$24,515

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$2,563 (2025)
Assessed Value	\$35,029
Previous Assessed	\$31,436
Assessor Market Value	\$105,087

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	WINNEBAGO
Lot (acres)	0.17
Construction	Frame (Unspecified)
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
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 30, 2020	Resale	Warranty Deed	\$83,500	\$57	\$82K
Nov 30, 2004	Resale	Warranty Deed	\$82,000	\$56	\$82K
Nov 13, 1996	Resale	Grant Deed	\$55,000	\$38	\$55K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Welsh Elementary School	Elementary	KG–5	0.8 mi
West Middle School	Middle	6–8	1.4 mi
Guilford High School	High	9–12	3.3 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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