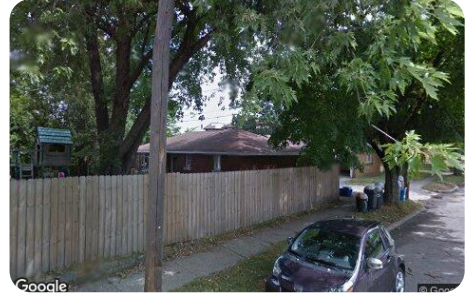


Single Family Residence **RESIDENTIAL**

2307 DOUGLAS ST

ROCKFORD, IL 61103

\$89,563 TopHap Estimate · \$80 / ft² · confidence 86 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,116 ft²
LIVING AREA

0.17 ac
LOT SIZE

1925
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$90K

\$77K low

\$102K high

Last Sale

\$44,000 · May 5, 2023

Est. Owner Equity

\$0

Loan-to-Value

872%

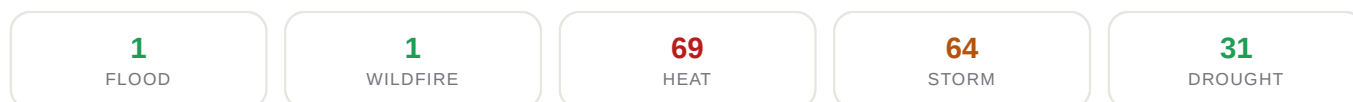
TAX & ASSESSMENT

Property Tax	\$3,005 (2025)
Assessed Value	\$34,036
Previous Assessed	\$30,545
Assessor Market Value	\$102,108

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	WINNEBAGO
Lot (acres)	0.17
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No
View	Alley

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 11, 2023	Resale	Warranty Deed	\$44,000	\$39	
May 3, 2023	Resale	Special Warranty Deed	\$44,000	\$39	
Apr 11, 2023	Resale	Special Warranty Deed	\$44,000	\$39	
Jan 4, 2023	Financing	Public Action			
Apr 27, 2011	Quitclaim	Quit Claim Transfer			
Jul 15, 2005	Resale	Grant Deed	\$80,000	\$72	\$79K
Oct 1, 2004	Resale	Grant Deed	\$66,900	\$60	\$67K
Jan 14, 2004	Quitclaim	Quit Claim Transfer			
Dec 20, 2002	Resale	Grant Deed	\$56,000	\$50	\$46K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Welsh Elementary School	Elementary	KG–5	0.9 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	Absentee owner
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