

Single Family Residence **RESIDENTIAL**

## 2103 DOUGLAS ST

ROCKFORD, IL 61103

**\$118,138** TopHap Estimate · \$96 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,232 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1929**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**1**

PARKING

### VALUATION

**\$118K**

\$103K low

\$133K high

Est. Owner Equity

**\$118,138**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,253 (2025) |
| Assessed Value        | \$42,845       |
| Previous Assessed     | \$38,450       |
| Assessor Market Value | \$128,535      |

## PROPERTY FACTS

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

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 69<br>HEAT | 64<br>STORM | 31<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|------------------------|-------|--------------------|-------|
| Apr 2, 2026  | Financing | Transfer On Death Deed |       |                    |       |
| Mar 27, 2013 | Quitclaim | Quit Claim Transfer    |       |                    | \$64K |

## 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>122</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>23,056</b><br>POPULATION | <b>\$54K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|