

Single Family Residence **RESIDENTIAL**

# 1925 HANCOCK ST

ROCKFORD, IL 61103

**\$165,361** TopHap Estimate · \$77 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,140 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1920**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**1**

PARKING

## VALUATION

**\$165K**

\$147K low

\$184K high

Est. Owner Equity

**\$0**

Loan-to-Value

**137%**

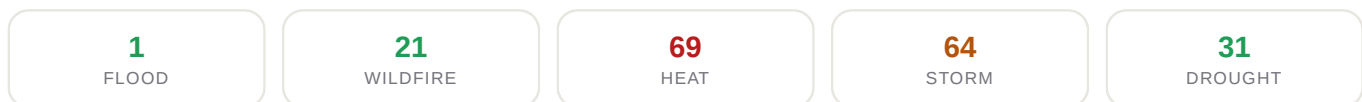
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,700 (2025) |
| Assessed Value        | \$59,236       |
| Previous Assessed     | \$53,160       |
| Assessor Market Value | \$177,708      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.17                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |
| View          | Alley                   |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|---------------------|-------|--------------------|-------|
| Jul 27, 2015 | Quitclaim | Quit Claim Transfer |       |                    |       |
| Nov 4, 2013  | Quitclaim | Quit Claim Transfer |       |                    |       |
| Mar 23, 2010 | Quitclaim | Quit Claim Transfer |       |                    | \$60K |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Welsh Elementary School | Elementary | KG–5   | 0.8 mi   |
| West Middle School      | Middle     | 6–8    | 1.3 mi   |

|                             |      |      |        |
|-----------------------------|------|------|--------|
| <b>Guilford High School</b> | High | 9–12 | 3.4 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 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> |
|-----------|-----------------------|