

Single Family Residence **RESIDENTIAL**

2304 WINNETKA DR

ROCKFORD, IL 61108

\$168,507 TopHap Estimate · \$113 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,486 ft²

LIVING AREA

0.16 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$169K

\$162K low

\$175K high

Last Sale

\$73,000 · Aug 25, 2011

Est. Owner Equity

\$92,704

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$622 (2025)
Assessed Value	\$40,755
Previous Assessed	\$36,574
Assessor Market Value	\$122,265

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

CLIMATE RISK

38
FLOOD

12
WILDFIRE

68
HEAT

61
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 25, 2011	Resale	Warranty Deed	\$72,000	\$48	\$30K
Dec 2, 2010	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Flinn Middle School	Middle	6–8	1.3 mi
East High School	High	9–12	1.6 mi
Cherry Valley Elementary School	Elementary	KG–5	2.1 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 61108

87 CRIME INDEX	91 AIR POLLUTION	30,642 POPULATION	\$63K 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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