

Single Family Residence **RESIDENTIAL**

1807 DOUGLAS ST

ROCKFORD, IL 61103

\$95,372 TopHap Estimate · \$84 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,142 ft²

LIVING AREA

0.17 ac

LOT SIZE

1934

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$95K

\$80K low

\$110K high

Est. Owner Equity

\$47,272

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$861 (2025)
Assessed Value	\$34,652
Previous Assessed	\$31,097
Assessor Market Value	\$103,956

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
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------