

Single Family Residence **RESIDENTIAL**

1716 RIDGE AVE

ROCKFORD, IL 61103

\$117,092 TopHap Estimate · \$81 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,442 ft²

LIVING AREA

0.17 ac

LOT SIZE

1940

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$117K

\$106K low

\$128K high

Est. Owner Equity

\$58,719

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$2,034 (2025)
Assessed Value	\$29,036
Previous Assessed	\$26,058
Assessor Market Value	\$87,108

PROPERTY FACTS

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

Deck · 150 ft²

CLIMATE RISK

1

FLOOD

1

WILDFIRE

69

HEAT

64

STORM

31

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 28, 2003	Quitclaim	Quit Claim Transfer			\$72K
Oct 1, 1996	Resale	Grant Deed	\$73,500	\$51	\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Middle School	Middle	6–8	0.3 mi
Welsh Elementary School	Elementary	KG–5	0.3 mi

Guilford High School	High	9–12	4.3 mi
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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	Owner occupied
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