

Residential - Vacant Land

**RESIDENTIAL**

# 31XX RICE AVE

ROCKFORD, IL 61101

**\$122,406** TopHap Estimate · confidence 90 · as of Jul 14, 2026



**2 ac**  
LOT SIZE

## VALUATION

**\$122K**

\$111K low

\$134K high

Est. Owner Equity

**\$122,406**

## TAX & ASSESSMENT

Property Tax

**\$147 (2025)**

Assessed Value

**\$2,032**

|                       |         |
|-----------------------|---------|
| Previous Assessed     | \$1,824 |
| Assessor Market Value | \$6,096 |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | WINNEBAGO                 |
| Pool          | No                        |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 29<br>WILDFIRE | 69<br>HEAT | 65<br>STORM | 31<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Jul 25, 2013 | Resale            | Grant Deed          | \$113,000 |        | \$111K |
| Sep 23, 2010 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Nov 1, 2010  | Recorded document | Grant Deed          |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| West Middle School          | Middle     | 6–8    | 1.3 mi   |
| West View Elementary School | Elementary | KG–5   | 1.4 mi   |
| Auburn High School          | High       | 9–12   | 1.9 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 61101

|                           |                            |                             |                                    |                         |                        |
|---------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>131</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>19,188</b><br>POPULATION | <b>\$50K</b><br>MEDIAN IN-<br>COME | <b>48°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|