

Rural Residence

RESIDENTIAL

7869 OLD RIVER RD

ROCKFORD, IL 61103

\$85,538 TopHap Estimate · confidence 83 · as of Jul 14, 2026



0.58 ac
LOT SIZE

VALUATION

\$86K

\$71K low

\$100K high

Est. Owner Equity

\$85,538

TAX & ASSESSMENT

Property Tax

\$1,397 (2025)

Assessed Value

\$27,359

Previous Assessed	\$24,559
Assessor Market Value	\$82,077

PROPERTY FACTS

Property Type	Rural Residence
County	WINNEBAGO
Lot (acres)	0.58
Pool	No

CLIMATE RISK

57
FLOOD

28
WILDFIRE

69
HEAT

64
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 18, 2024	Financing	Transfer On Death Deed			
Feb 1, 2008	Resale	Warranty Deed	\$45,000		\$45K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	4.6 mi
West Middle School	Middle	6–8	5.9 mi
Auburn High School	High	9–12	7.2 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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