

Duplex (2 Units, Any Combination) RESIDENTIAL

3013 RIDGEWAY AVE
ROCKFORD, IL 61101



5 BEDS	3 BATHS	2,864 ft² LIVING AREA	0.33 ac LOT SIZE
1920 YEAR BUILT	2 STORIES	11 ROOMS	1 PARKING

VALUATION

Last Sale

\$72,000 · Oct 19, 2023

TAX & ASSESSMENT

Property Tax	\$3,708 (2025)
Assessed Value	\$41,995
Previous Assessed	\$37,688
Assessor Market Value	\$125,985

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	WINNEBAGO
Lot (acres)	0.33
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No
View	Alley

CLIMATE RISK

1 FLOOD	1 WILDFIRE	69 HEAT	65 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 18, 2023	Resale	Warranty Deed	\$72,000	\$25	\$92K
Sep 26, 2022	Resale	Warranty Deed	\$87,000	\$30	
Mar 1, 2018	Recorded document	Warranty Deed			
Mar 13, 2015	Resale	Warranty Deed	\$41,000	\$14	\$42K
Dec 1, 2014	Recorded document	Grant Deed			
Jun 16, 2006	Resale	Warranty Deed	\$97,500	\$34	\$83K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Middle School	Middle	6–8	0.3 mi
McIntosh Elementary School	Elementary	KG–5	1.7 mi
Guilford High School	High	9–12	5.0 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

131 CRIME INDEX	86 AIR POLLUTION	19,188 POPULATION	\$50K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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