

Rural Residence

**RESIDENTIAL**

# 3028 W RANCH RD

LEAF RIVER, IL 61047

**\$403,835** TopHap Estimate · \$122 / ft² · confidence 88 · as of Jul 14, 2026



**3,316 ft²**  
LIVING AREA

**20 ac**  
LOT SIZE

**2**  
STORIES

## VALUATION

**\$404K**

\$354K low

\$454K high

Last Sale

**\$349,000 · Jun 20, 2024**

Est. Owner Equity

**\$61,835**

Loan-to-Value

**88%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,913 (2025) |
| Assessed Value        | \$90,278       |
| Previous Assessed     | \$80,398       |
| Assessor Market Value | \$188,118      |

## PROPERTY FACTS

|               |                 |
|---------------|-----------------|
| Property Type | Rural Residence |
| County        | OGLE            |
| Lot (acres)   | 20.00           |
| Pool          | No              |

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 58<br>FLOOD | 28<br>WILDFIRE | 31<br>DROUGHT |
|-------------|----------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Jun 17, 2024 | Resale | Warranty Deed | \$349,000 | \$105              | \$306K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Forreston Jr/Sr High School | Middle     | 6–12   | 9.1 mi   |
| Forreston Grade School      | Elementary | 1–5    | 9.4 mi   |

District: Forrestville Valley Community Unit School District 221

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 61047

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>115</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>2,439</b><br>POPULATION | <b>\$93K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|