

Single Family Residence **RESIDENTIAL**

# 301 FOREST AVE

ROCKFORD, IL 61101

**\$58,350** TopHap Estimate · \$39 / ft<sup>2</sup> · confidence 78 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,512 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1900**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$58K**

\$45K low

\$71K high

Last Sale

**\$24,000 · May 13, 2024**

Est. Owner Equity

**\$58,350**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$567 (2025) |
| Assessed Value        | \$6,423      |
| Previous Assessed     | \$5,764      |
| Assessor Market Value | \$19,269     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>68</b><br>HEAT | <b>63</b><br>STORM | <b>31</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                | PRICE    | \$/FT <sup>2</sup> | LOAN |
|-------------|-----------|---------------------|----------|--------------------|------|
| May 6, 2024 | Quitclaim | Quit Claim Transfer | \$24,000 | \$16               |      |
| Jun 2, 2009 | Quitclaim | Quit Claim Transfer |          |                    |      |
| Nov 1, 2001 | Quitclaim | Quit Claim Transfer | \$11,500 | \$8                |      |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Lewis Lemon Elementary School | Elementary | KG–5   | 0.5 mi   |
| Kennedy Middle School         | Middle     | 6–8    | 1.5 mi   |
| Auburn High School            | High       | 9–12   | 1.6 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

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

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|