

Rural Residence

RESIDENTIAL

8065 BEACH DR

ROCKFORD, IL 61103

\$265,008 TopHap Estimate · confidence 93 · as of Jul 14, 2026



0.7 ac
LOT SIZE

VALUATION

\$265K

\$246K low

\$284K high

Last Sale

\$175,000 · Sep 7, 2021

Est. Owner Equity

\$265,008

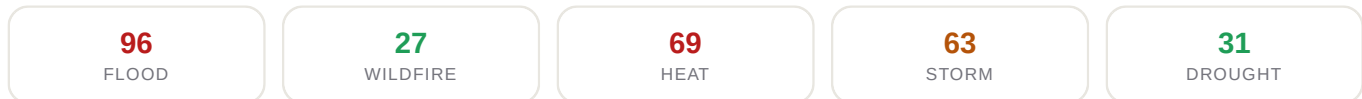
TAX & ASSESSMENT

Property Tax	\$6,024 (2025)
Assessed Value	\$92,099
Previous Assessed	\$82,674
Assessor Market Value	\$276,297

PROPERTY FACTS

Property Type	Rural Residence
County	WINNEBAGO
Lot (acres)	0.70
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 2, 2021	Resale	Deed	\$175,000		
May 24, 2002	Resale	Grant Deed	\$195,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	4.8 mi
West Middle School	Middle	6–8	6.1 mi
Auburn High School	High	9–12	7.4 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 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.

| OWNERSHIP

Occupancy	Absentee owner
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