

Residential (General/Single)

RESIDENTIAL

2807 RICE AVE

ROCKFORD, IL 61101

\$103,825 TopHap Estimate · confidence 90 · as of Jul 14, 2026



1.37 ac
LOT SIZE

1
PARKING

VALUATION

\$104K

\$93K low

\$114K high

Last Sale

\$87,500 · May 6, 2016

Est. Owner Equity

\$103,825

TAX & ASSESSMENT

Property Tax	\$412 (2025)
Assessed Value	\$5,680
Previous Assessed	\$5,098
Assessor Market Value	\$17,040

PROPERTY FACTS

Property Type	Residential (General/Single)
County	WINNEBAGO
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	27 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
Nov 4, 2022	Financing	Intrafamily Transfer			
May 5, 2016	Resale	Warranty Deed	\$87,500		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Middle School	Middle	6–8	1.0 mi
West View Elementary School	Elementary	KG–5	1.4 mi
Auburn High School	High	9–12	1.7 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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