

Residential - Vacant Land

RESIDENTIAL

3105 RICE AVE

ROCKFORD, IL 61101

\$107,208 TopHap Estimate · confidence 90 · as of Jul 14, 2026



0.5 ac
LOT SIZE

VALUATION

\$107K

\$96K low

\$118K high

Last Sale

\$45,000 · Dec 9, 2024

Est. Owner Equity

\$107,208

TAX & ASSESSMENT

Property Tax	\$103 (2025)
Assessed Value	\$1,424
Previous Assessed	\$1,278
Assessor Market Value	\$4,272

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	WINNEBAGO
Lot (acres)	0.50
Pool	No

CLIMATE RISK

1 FLOOD	28 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
Dec 2, 2024	Financing	Executors Deed			
Dec 2, 2024	Resale	Deed	\$45,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Middle School	Middle	6–8	1.2 mi
West View Elementary School	Elementary	KG–5	1.3 mi
Auburn High School	High	9–12	1.9 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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