

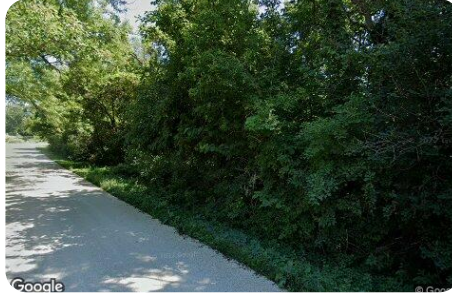
Residential - Vacant Land

RESIDENTIAL

31XX RICE AVE

ROCKFORD, IL 61101

\$108,569 TopHap Estimate · confidence 90 · as of Jul 14, 2026



0.5 ac
LOT SIZE

VALUATION

\$109K

\$98K low

\$119K high

Last Sale

\$45,000 · Dec 9, 2024

Est. Owner Equity

\$108,569

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

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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