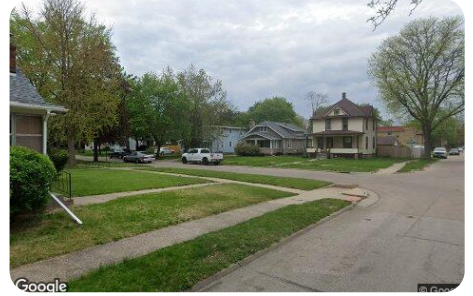


Single Family Residence **RESIDENTIAL**

# 2221 DOUGLAS ST

ROCKFORD, IL 61103

**\$119,971** TopHap Estimate · \$94 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**1,274 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1940**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

## VALUATION

**\$120K**

\$112K low

\$128K high

Last Sale

**\$45,000 · Jun 4, 2019**

Est. Owner Equity

**\$119,971**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,411 (2025) |
| Assessed Value        | \$38,630       |
| Previous Assessed     | \$34,667       |
| Assessor Market Value | \$115,890      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.12                    |
| Construction  | Brick                   |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 69<br>HEAT | 64<br>STORM | 31<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE    | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|------------|----------|--------------------|------|
| May 31, 2019 | Resale | Grant Deed | \$45,000 | \$35               |      |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Welsh Elementary School | Elementary | KG–5   | 0.9 mi   |
| West Middle School      | Middle     | 6–8    | 1.4 mi   |
| Guilford High School    | High       | 9–12   | 3.3 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>122</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>23,056</b><br>POPULATION | <b>\$54K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|