

Single Family Residence **RESIDENTIAL**

## 2232 HOLLAND ST

ROCKFORD, IL 61102

**\$113,021** TopHap Estimate · \$94 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026



**2**

BEDS

**1.5**

BATHS

**1,208 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

**1940**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

### VALUATION

**\$113K**

\$96K low

\$130K high

Last Sale

**\$83,000 · Mar 27, 2023**

Est. Owner Equity

**\$28,111**

Loan-to-Value

**70%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,546 (2025) |
| Assessed Value        | \$29,104       |
| Previous Assessed     | \$26,352       |
| Assessor Market Value | \$87,312       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.30                    |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 25<br>WILDFIRE | 68<br>HEAT | 63<br>STORM | 31<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------------|---------------|----------|--------------------|-------|
| Mar 24, 2023 | Resale          | Warranty Deed | \$83,000 | \$69               | \$79K |
| Mar 3, 2003  | Non-arms-length | Grant Deed    | \$59,000 | \$49               | \$58K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Lathrop Elementary School | Elementary | KG–5   | 0.3 mi   |
| RESA Middle School        | Middle     | 6–8    | 0.7 mi   |
| Jefferson High School     | High       | 9–12   | 4.8 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 61102

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>129</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>17,742</b><br>POPULATION | <b>\$50K</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>Owner occupied</b> |
|-----------|-----------------------|