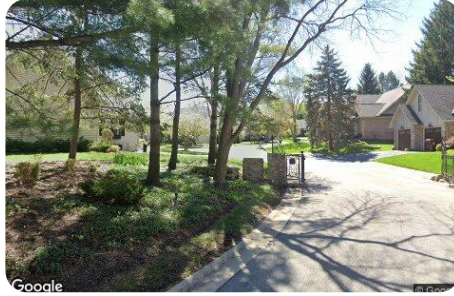


Single Family Residence **RESIDENTIAL**

2806 COTSWOLD CIR

ROCKFORD, IL 61114

\$419,757 TopHap Estimate · \$114 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

3,672 ft²

LIVING AREA

0.27 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

8

ROOMS

1

PARKING

VALUATION

\$420K

\$403K low

\$437K high

Est. Owner Equity

\$0

Loan-to-Value

116%

TAX & ASSESSMENT

Property Tax	\$9,312 (2025)
Assessed Value	\$116,469
Previous Assessed	\$117,145
Assessor Market Value	\$349,407

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	WINNEBAGO
Lot (acres)	0.27
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 96 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 4, 2014	Quitclaim	Quit Claim Transfer			
May 2, 2014	Non-arms-length	Grant Deed	\$221,000	\$60	\$177K
Sep 25, 2001	Resale	Grant Deed	\$311,500	\$85	
Oct 26, 1999	Resale	Grant Deed	\$241,000	\$66	
Sep 29, 1997	Resale	Grant Deed	\$232,000	\$63	\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spring Creek Elementary School	Elementary	KG–5	0.4 mi
Guilford High School	High	9–12	0.4 mi
Eisenhower Middle School	Middle	6–8	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 61114

53 CRIME INDEX	91 AIR POLLUTION	15,641 POPULATION	\$86K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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