

Single Family Residence **RESIDENTIAL**

304 GOLD RIVER AVE

ROCKFORD, IL 61102

\$203,496 TopHap Estimate · \$130 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,566 ft²

LIVING AREA

0.46 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$203K

\$177K low

\$230K high

Last Sale

\$6,000 · Feb 9, 1994

Est. Owner Equity

\$94,296

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$3,478 (2025)
Assessed Value	\$58,520
Previous Assessed	\$52,517
Assessor Market Value	\$175,560

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.46
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 264 ft²

CLIMATE RISK

1
FLOOD

23
WILDFIRE

68
HEAT

61
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
RESA Middle School	Middle	6–8	5.0 mi
Lathrop Elementary School	Elementary	KG–5	5.2 mi
Jefferson High School	High	9–12	6.7 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 61102

129 CRIME INDEX	87 AIR POLLUTION	17,742 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	Owner occupied
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