

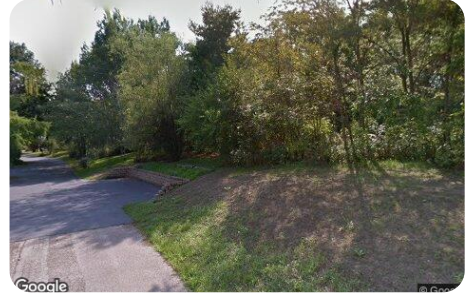
Rural Residence

**RESIDENTIAL**

# 7999 OLD RIVER RD

ROCKFORD, IL 61103

**\$448,360** TopHap Estimate · confidence 78 · as of Jul 14, 2026



**3**

BEDS

**1.4 ac**

LOT SIZE

**1970**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$448K**

\$351K low

\$545K high

Last Sale

**\$207,000 · Mar 3, 2021**

Est. Owner Equity

**\$351,360**

Loan-to-Value

**22%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,097 (2025) |
| Assessed Value        | \$145,080      |
| Previous Assessed     | \$130,233      |
| Assessor Market Value | \$435,240      |

## PROPERTY FACTS

|               |                  |
|---------------|------------------|
| Property Type | Rural Residence  |
| County        | WINNEBAGO        |
| Cooling       | Central          |
| Fireplace     | Yes              |
| Garage        | Garage, Attached |
| Pool          | No               |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------|-----------|--------------------|--------|
| Feb 26, 2021 | Resale            | Warranty Deed | \$207,000 |                    | \$97K  |
| Sep 26, 2014 | Resale            | Grant Deed    | \$154,000 |                    | \$146K |
| Sep 25, 2013 | Recorded document | Grant Deed    |           |                    |        |
| Jan 22, 2007 | Resale            | Warranty Deed | \$360,000 |                    | \$324K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| West View Elementary School | Elementary | KG–5   | 4.7 mi   |
| West Middle School          | Middle     | 6–8    | 6.0 mi   |
| Auburn High School          | High       | 9–12   | 7.3 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

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

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|