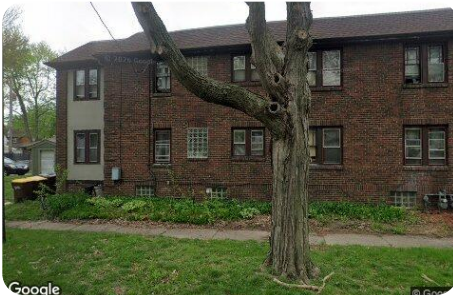


Quadplex (4 Units, Any Combination)

**RESIDENTIAL**

# 1935 DOUGLAS ST

ROCKFORD, IL 61103



**8**

BEDS

**4**

BATHS

**3,600 ft²**

LIVING AREA

**0.17 ac**

LOT SIZE

**1929**

YEAR BUILT

**2**

STORIES

**20**

ROOMS

## VALUATION

Last Sale

**\$157,800 · Jun 26, 2008**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$5,296 (2025)</b> |
| Assessed Value        | <b>\$65,980</b>       |
| Previous Assessed     | <b>\$55,794</b>       |
| Assessor Market Value | <b>\$197,940</b>      |

## PROPERTY FACTS

|               |                                     |
|---------------|-------------------------------------|
| Property Type | Quadplex (4 Units, Any Combination) |
| County        | WINNEBAGO                           |
| Lot (acres)   | 0.17                                |
| Construction  | Brick                               |
| Roof          | Tile                                |
| Heating       | Yes                                 |
| Cooling       | Central                             |
| Pool          | No                                  |
| View          | Alley/Corner                        |

## CLIMATE RISK

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

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Jun 26, 2008 | Resale | Warranty Deed | \$147,750 | \$41               |        |
| Dec 3, 1998  | Resale | Grant Deed    | \$112,500 | \$31               | \$122K |

## 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>Owner occupied</b> |
|-----------|-----------------------|