

Single Family Residence **RESIDENTIAL**

45 SHADOW RIDGE LN

ROCKFORD, IL 61107

\$399,663 TopHap Estimate · \$165 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,426 ft²

LIVING AREA

0.72 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

8

ROOMS

4

PARKING

VALUATION

\$400K

\$381K low

\$418K high

Last Sale

\$186,000 · Jul 31, 2001

Est. Owner Equity

\$98,663

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$8,346 (2025)
Assessed Value	\$117,773
Previous Assessed	\$107,722
Assessor Market Value	\$353,319

PROPERTY FACTS

Property Type	Single Family Residence
County	BOONE
Lot (acres)	0.72
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Deck

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Belvidere North High School	High	9–12	4.0 mi
Seth Whitman Elementary School	Elementary	EE–5	4.0 mi
Belvidere Central Middle School	Middle	6–8	4.2 mi

District: Belvidere Consolidated Unit School District 100

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 61107

89 CRIME INDEX	87 AIR POLLUTION	29,768 POPULATION	\$74K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
--------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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