

Single Family Residence **RESIDENTIAL**

116 DAWN AVE

ROCKFORD, IL 61107

\$149,244 TopHap Estimate · \$155 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

1

BATHS

965 ft²

LIVING AREA

0.18 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

4

ROOMS

1

PARKING

VALUATION

\$149K

\$145K low

\$153K high

Last Sale

\$69,000 · Jan 4, 2019

Est. Owner Equity

\$77,744

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$2,909 (2025)
Assessed Value	\$38,949
Previous Assessed	\$35,245
Assessor Market Value	\$116,847

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.18
Construction	Brick
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	61 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 21, 2018	Resale	Grant Deed	\$60,000	\$62	\$64K
Feb 22, 2012	Quitclaim	Quit Claim Transfer			
Mar 28, 2001	Resale	Grant Deed	\$55,500	\$58	\$42K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gregory Elementary School	Elementary	KG–5	0.7 mi
Eisenhower Middle School	Middle	6–8	2.0 mi
Guilford High School	High	9–12	2.5 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 61107

89 CRIME INDEX	87 AIR POLLUTION	29,768 POPULATION	\$74K 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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