

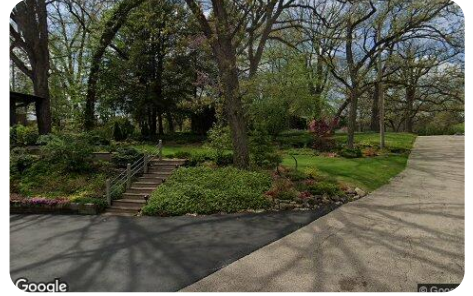
Single Family Residence

RESIDENTIAL

39 BRIAR LN

ROCKFORD, IL 61103

\$199,799 TopHap Estimate · \$115 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,731 ft²

LIVING AREA

0.35 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$200K

\$191K low

\$208K high

Last Sale

\$145,000 · Mar 1, 2005

Est. Owner Equity

\$89,799

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$4,480 (2025)
Assessed Value	\$61,740
Previous Assessed	\$55,407
Assessor Market Value	\$185,220

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	WINNEBAGO
Lot (acres)	0.35
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 376 ft²

CLIMATE RISK

1

FLOOD

7

WILDFIRE

69

HEAT

64

STORM

31

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 1, 2005	Resale	Warranty Deed	\$143,000	\$83	\$110K
Jul 11, 2000	Resale	Grant Deed	\$115,000	\$66	\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.9 mi
West Middle School	Middle	6–8	2.2 mi

Auburn High School	High	9–12	4.0 mi
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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

122 CRIME INDEX	91 AIR POLLUTION	23,056 POPULATION	\$54K 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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