

Rural Residence

RESIDENTIAL

8009 OLD RIVER RD

ROCKFORD, IL 61103

\$195,243 TopHap Estimate · confidence 87 · as of Jul 14, 2026



2

BEDS

0.71 ac

LOT SIZE

1

STORIES

5

ROOMS

VALUATION

\$195K

\$171K low

\$220K high

Last Sale

\$123,000 · Nov 17, 2006

Est. Owner Equity

\$195,243

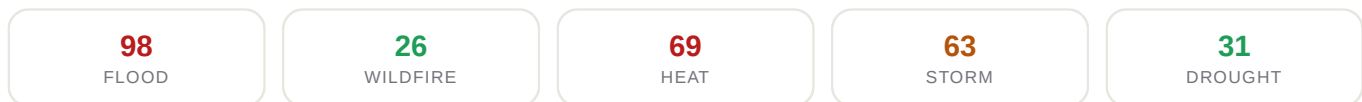
TAX & ASSESSMENT

Property Tax	\$1,849 (2025)
Assessed Value	\$39,263
Previous Assessed	\$35,245
Assessor Market Value	\$117,789

PROPERTY FACTS

Property Type	Rural Residence
County	WINNEBAGO
Lot (acres)	0.71
Heating	Yes
Cooling	Window A/C
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 17, 2006	Resale	Warranty Deed	\$123,000		

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

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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