

Single Family Residence

RESIDENTIAL

8617 BLUE RIVER RD

ROCKFORD, IL 61107

\$314,332 TopHap Estimate · \$138 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,278 ft²

LIVING AREA

0.3 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$314K

\$295K low

\$334K high

Last Sale

\$160,000 · Jul 7, 2017

Est. Owner Equity

\$184,332

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$6,987 (2025)
Assessed Value	\$90,137
Previous Assessed	\$80,891
Assessor Market Value	\$270,411

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.30
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 144 ft²

CLIMATE RISK

1
FLOOD

5
WILDFIRE

68
HEAT

64
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 17, 2019	Quitclaim	Quit Claim Transfer			
Jun 27, 2017	Resale	Warranty Deed	\$160,000	\$70	\$80K
Mar 7, 2016	Resale	Grant Deed	\$157,000	\$69	\$123K
Jul 5, 2006	Quitclaim	Quit Claim Transfer			
Jun 29, 2006	Resale	Warranty Deed	\$232,000	\$102	\$134K
Sep 13, 2004	Resale	Grant Deed	\$214,148	\$94	\$203K
Jun 11, 2004	Non-arms-length	Grant Deed	\$30,000	\$13	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Guilford High School	High	9–12	3.4 mi
Spring Creek Elementary School	Elementary	KG–5	3.8 mi
Eisenhower Middle School	Middle	6–8	4.8 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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