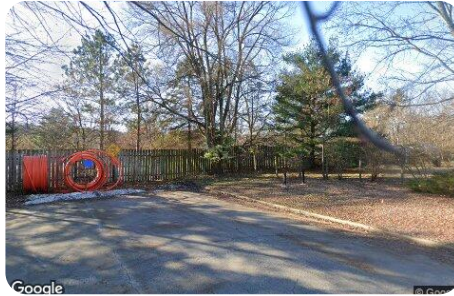


Single Family Residence **RESIDENTIAL**

40 JAMES ST

ROCKFORD, MI 49341

\$296,354 TopHap Estimate · \$241 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,232 ft²

LIVING AREA

0.32 ac

LOT SIZE

1972

YEAR BUILT

3

STORIES

6

ROOMS

2

PARKING

VALUATION

\$296K

\$284K low

\$309K high

Last Sale

\$131,800 · May 10, 2007

Est. Owner Equity

\$161,721

Loan-to-Value

43%

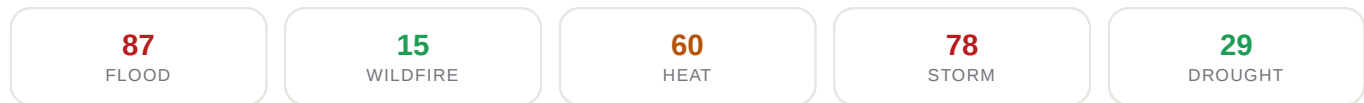
TAX & ASSESSMENT

Property Tax	\$2,389 (2025)
Assessed Value	\$121,900
Previous Assessed	\$120,300
Assessor Market Value	\$243,800

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	0.32
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 3, 2025	Financing	Intrafamily Transfer			
May 2, 2007	Resale	Warranty Deed	\$131,800	\$107	\$135K
Jun 18, 2002	Quitclaim	Quit Claim Transfer			\$93K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Rockford Middle School	Middle	6–8	0.8 mi
Parkside Elementary School	Elementary	KG–5	1.0 mi
Rockford High School	High	10–12	1.4 mi

District: Rockford Public Schools

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 49341

60 CRIME INDEX	84 AIR POLLUTION	38,938 POPULATION	\$108K MEDIAN IN-COME	47°F AVG TEMP	46% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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