

Single Family Residence **RESIDENTIAL**

1104 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$111,962 TopHap Estimate · \$112 / ft² · confidence 92 · as of Jul 14, 2026



2
BEDS

1
BATHS

996 ft²
LIVING AREA

1955
YEAR BUILT

1
STORIES

4
ROOMS

1
PARKING

VALUATION

\$112K

\$103K low

\$121K high

Est. Owner Equity

\$111,962

TAX & ASSESSMENT

Property Tax	\$3,528 (2025)
Assessed Value	\$39,956
Previous Assessed	\$35,857
Assessor Market Value	\$119,868

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	69 HEAT	64 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.5 mi
West Middle School	Middle	6–8	1.8 mi
Auburn High School	High	9–12	3.6 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	Absentee owner
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