

Single Family Residence **RESIDENTIAL**

2816 RICE AVE

ROCKFORD, IL 61101

\$120,321 TopHap Estimate · \$75 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,596 ft²

LIVING AREA

0.27 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$120K

\$102K low

\$138K high

Last Sale

\$81,300 · May 20, 2005

Est. Owner Equity

\$55,321

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$2,721 (2025)
Assessed Value	\$36,816
Previous Assessed	\$33,040
Assessor Market Value	\$110,448

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WINNEBAGO
Lot (acres)	0.27
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	19 WILDFIRE	69 HEAT	65 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 8, 2005	Resale	Warranty Deed	\$81,250	\$51	\$65K
Jul 22, 1999	Resale	Grant Deed	\$57,500	\$36	\$53K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Middle School	Middle	6–8	1.0 mi
West View Elementary School	Elementary	KG–5	1.4 mi
Auburn High School	High	9–12	1.7 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 61101

131 CRIME INDEX	86 AIR POLLUTION	19,188 POPULATION	\$50K 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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