

Single Family Residence **RESIDENTIAL**

# 7898 OLD RIVER RD

ROCKFORD, IL 61103

**\$172,849** TopHap Estimate · confidence 86 · as of Jul 14, 2026



**0.63 ac**  
LOT SIZE

## VALUATION

**\$173K**

\$148K low

\$197K high

Est. Owner Equity **\$84,849**

Loan-to-Value **50%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,789 (2025) |
| Assessed Value        | \$53,639       |
| Previous Assessed     | \$48,150       |
| Assessor Market Value | \$160,917      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.63                    |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 29<br>WILDFIRE | 69<br>HEAT | 64<br>STORM | 31<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|-------------|-----------|---------------------|----------|--------------------|-------|
| Jan 5, 2006 | Quitclaim | Quit Claim Transfer |          |                    |       |
| May 4, 2005 | Resale    | Warranty Deed       | \$95,000 |                    | \$75K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| West View Elementary School | Elementary | KG–5   | 4.6 mi   |
| West Middle School          | Middle     | 6–8    | 5.9 mi   |
| Auburn High School          | High       | 9–12   | 7.1 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>122</div> <div>CRIME INDEX</div> | <div>91</div> <div>AIR POLLUTION</div> | <div>23,056</div> <div>POPULATION</div> | <div>\$54K</div> <div>MEDIAN IN-COME</div> | <div>48°F</div> <div>AVG TEMP</div> | <div>52%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|