

Single Family Residence **RESIDENTIAL**

1401 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$160,117 TopHap Estimate · \$115 / ft² · confidence 82 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,394 ft²

LIVING AREA

0.24 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$160K

\$131K low

\$189K high

Last Sale

\$134,000 · Sep 25, 2024

Est. Owner Equity

\$28,545

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$2,769 (2025)
Assessed Value	\$37,359
Previous Assessed	\$33,527
Assessor Market Value	\$112,077

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.24
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

37
FLOOD

24
WILDFIRE

69
HEAT

64
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 17, 2025	Financing	Intrafamily Transfer			
Sep 6, 2024	Resale	Warranty Deed	\$134,000	\$96	\$132K
May 26, 2017	Resale	Warranty Deed	\$56,905	\$41	\$59K
Jan 29, 2016	Financing	Trustees Deed			\$500K
Dec 10, 2014	Resale	Grant Deed	\$26,000	\$19	
Apr 24, 2014	Recorded document	Grant Deed			
Sep 29, 2004	Quitclaim	Quit Claim Transfer			
Sep 20, 2004	Quitclaim	Quit Claim Transfer			

Jul 15, 2004	Resale	Warranty Deed	\$91,000	\$65	
Mar 25, 1997	Non-arms-length	Grant Deed	\$70,000	\$50	\$67K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.4 mi
West Middle School	Middle	6–8	1.7 mi
Auburn High School	High	9–12	3.5 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	Owner occupied
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