

Single Family Residence **RESIDENTIAL**

## 2304 LATHAM ST

ROCKFORD, IL 61103

**\$79,808** TopHap Estimate · \$63 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**1,272 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1900**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**1**

PARKING

### VALUATION

**\$80K**

\$70K low

\$90K high

Est. Owner Equity

**\$79,808**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,067 (2025) |
| Assessed Value        | \$29,409       |
| Previous Assessed     | \$26,393       |
| Assessor Market Value | \$88,227       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.17                    |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Garage        | Garage, Detached        |
| Pool          | No                      |
| View          | Alley/Corner            |

## CLIMATE RISK

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

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED           | PRICE | \$/FT <sup>2</sup> | LOAN |
|---------------------|-------------------|----------------|-------|--------------------|------|
| <b>Dec 17, 2021</b> | Financing         | Executors Deed |       |                    |      |
| <b>Oct 10, 2008</b> | Recorded document | Grant Deed     |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| <b>Welsh Elementary School</b> | Elementary | KG–5   | 0.3 mi   |
| <b>West Middle School</b>      | Middle     | 6–8    | 0.9 mi   |
| <b>Guilford High School</b>    | High       | 9–12   | 3.8 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|