

Single Family Residence **RESIDENTIAL**

8250 WINTERFOREST DR NE

ROCKFORD, MI 49341

\$992,431 TopHap Estimate · \$377 / ft² · confidence 82 · as of Jul 14, 2026

4
BEDS

1
BATHS

2,630 ft²
LIVING AREA

5.41 ac
LOT SIZE

2023
YEAR BUILT

1
STORIES

VALUATION

\$992K

\$811K low

\$1.2M high

Last Sale

\$180,000 · Sep 30, 2022

Est. Owner Equity

\$492,431

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax

\$9,219 (2025)

Assessed Value

\$449,000

Previous Assessed

\$244,100

Assessor Market Value

\$898,000

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	5.41
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

63 FLOOD	18 WILDFIRE	60 HEAT	76 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 16, 2022	Resale	Warranty Deed	\$180,000	\$68	
Jun 1, 2022	Resale	Warranty Deed	\$165,000	\$63	\$132K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Rockford Middle School	Middle	6–8	0.7 mi
Lakes Elementary School	Elementary	KG–5	1.6 mi
Rockford High School	High	10–12	5.2 mi

District: Rockford Public Schools

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 49341

60 CRIME INDEX	84 AIR POLLUTION	38,938 POPULATION	\$108K MEDIAN IN-COME	47°F AVG TEMP	46% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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