

Rural Residence

RESIDENTIAL

6450 OLD RIVER RD

ROCKFORD, IL 61103

\$251,569 TopHap Estimate · confidence 91 · as of Jul 14, 2026



2.79 ac
LOT SIZE

VALUATION

\$252K

\$230K low

\$273K high

Last Sale

\$210,000 · Apr 5, 2023

Est. Owner Equity

\$83,569

Loan-to-Value

68%

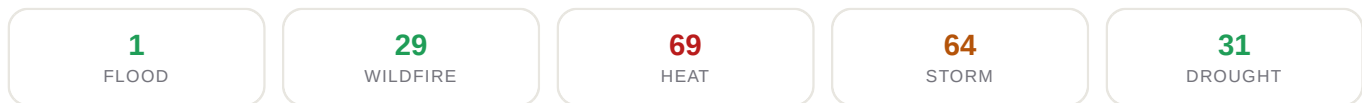
TAX & ASSESSMENT

Property Tax	\$3,688 (2025)
Assessed Value	\$63,040
Previous Assessed	\$56,589
Assessor Market Value	\$189,120

PROPERTY FACTS

Property Type	Rural Residence
County	WINNEBAGO
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 3, 2023	Resale	Warranty Deed	\$210,000		\$168K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	3.1 mi
West Middle School	Middle	6–8	4.4 mi
Auburn High School	High	9–12	5.7 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 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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