

Single Family Residence

RESIDENTIAL

2306 ROSE AVE

ROCKFORD, IL 61102

\$113,786 TopHap Estimate · \$87 / ft² · confidence 92 · as of Jul 14, 2026

4

BEDS

1

BATHS

1,305 ft²

LIVING AREA

0.4 ac

LOT SIZE

1939

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$114K

\$105K low

\$123K high

Last Sale

\$45,000 · Jul 1, 2005

Est. Owner Equity

\$68,786

Loan-to-Value

40%

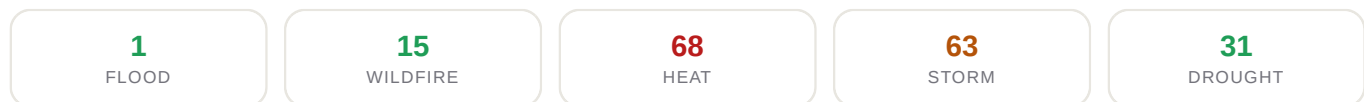
TAX & ASSESSMENT

Property Tax	\$2,095 (2025)
Assessed Value	\$34,403
Previous Assessed	\$30,874
Assessor Market Value	\$103,209

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WINNEBAGO
Lot (acres)	0.40
Construction	Stone
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 1, 2005	Financing	Warranty Deed			\$45K
Feb 8, 2005	Recorded document	Trustees Deed			
Aug 2, 2001	Resale	Grant Deed	\$59,000	\$45	\$59K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lathrop Elementary School	Elementary	KG–5	0.2 mi
RESA Middle School	Middle	6–8	0.7 mi
Jefferson High School	High	9–12	4.8 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 61102

129 CRIME INDEX	87 AIR POLLUTION	17,742 POPULATION	\$50K 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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