

Single Family Residence **RESIDENTIAL**

# 6249 WYNBROOK DR

ROCKFORD, IL 61109

**\$244,159** TopHap Estimate · \$90 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,718 ft<sup>2</sup>**

LIVING AREA

**0.51 ac**

LOT SIZE

**1968**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$244K**

\$215K low

\$273K high

Last Sale

**\$225,000 · Jul 22, 2025**

Est. Owner Equity

**\$15,909**

Loan-to-Value

**94%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,969 (2025) |
| Assessed Value        | \$69,424       |
| Previous Assessed     | \$62,799       |
| Assessor Market Value | \$208,272      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.51                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 196 ft²

## CLIMATE RISK

**1**  
FLOOD

**9**  
WILDFIRE

**67**  
HEAT

**59**  
STORM

**26**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jul 14, 2025 | Resale    | Warranty Deed       | \$225,000 | \$83   | \$218K |
| May 14, 2019 | Quitclaim | Quit Claim Transfer |           |        |        |
| Jul 27, 2011 | Resale    | Warranty Deed       | \$89,000  | \$33   |        |
| Apr 17, 2003 | Quitclaim | Quit Claim Transfer |           |        |        |
| Mar 11, 2003 | Resale    | Grant Deed          | \$112,000 | \$41   |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Jefferson High School               | High       | 9–12   | 1.5 mi   |
| Arthur W. Froberg Elementary School | Elementary | KG–5   | 1.8 mi   |
| Flinn Middle School                 | Middle     | 6–8    | 3.4 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 61109

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>100</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>26,851</b><br>POPULATION | <b>\$62K</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 | Absentee owner |
|-----------|----------------|