

Single Family Residence

**RESIDENTIAL**

## 2132 EDGE ROCK RD

ROCKTON, IL 61072

**\$274,600** TopHap Estimate · \$203 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,350 ft<sup>2</sup>**

LIVING AREA

**0.37 ac**

LOT SIZE

**2004**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

### VALUATION

**\$275K**

**\$258K low**

**\$291K high**

Last Sale

**\$169,000 · Jan 29, 2019**

Est. Owner Equity

**\$103,300**

Loan-to-Value

**60%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,360 (2025) |
| Assessed Value        | \$81,569       |
| Previous Assessed     | \$74,499       |
| Assessor Market Value | \$244,707      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.37                    |
| Heating       | Gas                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 22<br>WILDFIRE | 68<br>HEAT | 61<br>STORM | 31<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------|-----------|--------|--------|
| Nov 3, 2018  | Non-arms-length | Warranty Deed | \$169,000 | \$125  |        |
| Jan 4, 2019  | Resale          | Warranty Deed | \$169,000 | \$125  | \$6K   |
| Aug 15, 2014 | Resale          | Warranty Deed | \$143,000 | \$106  | \$114K |
| Mar 29, 2005 | Resale          | Warranty Deed | \$143,500 | \$106  | \$115K |
| Jan 9, 2004  | Resale          | Warranty Deed | \$23,000  | \$17   |        |
| Jan 9, 2004  | Resale          | Warranty Deed | \$128,500 | \$95   | \$115K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Hononegah Chd High School   | High       | 9–12   | 1.7 mi   |
| Roscoe Middle School        | Middle     | 6–8    | 2.8 mi   |
| Ledgewood Elementary School | Elementary | PK–1   | 3.6 mi   |

District: Hononegah Community High School District 207

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 61072

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>71</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>11,070</b><br>POPULATION | <b>\$97K</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 | Owner occupied |
|-----------|----------------|