

Rural Residence

RESIDENTIAL

7712 OLD RIVER RD

ROCKFORD, IL 61103

\$181,073 TopHap Estimate · confidence 91 · as of Jul 14, 2026



0.53 ac
LOT SIZE

VALUATION

\$181K

\$164K low

\$198K high

Last Sale

\$127,000 · Dec 9, 2022

Est. Owner Equity

\$50,482

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$3,726 (2025)
Assessed Value	\$62,961
Previous Assessed	\$56,518
Assessor Market Value	\$188,883

PROPERTY FACTS

Property Type	Rural Residence
County	WINNEBAGO
Lot (acres)	0.53
Pool	No

CLIMATE RISK

1 FLOOD	31 WILDFIRE	69 HEAT	64 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 9, 2022	Resale	Warranty Deed	\$127,000		\$131K
Jun 9, 2004	Resale	Warranty Deed	\$82,000		\$75K
Jan 8, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	4.4 mi
West Middle School	Middle	6–8	5.7 mi
Auburn High School	High	9–12	6.9 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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