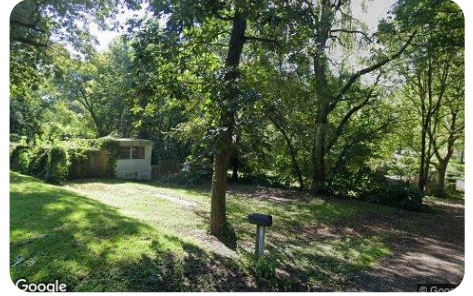


Single Family Residence **RESIDENTIAL**

# 1031 GOLD RIVER AVE

ROCKFORD, IL 61102

**\$77,277** TopHap Estimate · \$89 / ft<sup>2</sup> · confidence 72 · as of Jul 14, 2026



**2**  
BEDS

**1**  
BATHS

**864 ft<sup>2</sup>**  
LIVING AREA

**0.23 ac**  
LOT SIZE

**1960**  
YEAR BUILT

**1**  
STORIES

**4**  
ROOMS

**1**  
PARKING

## VALUATION

**\$77K**

\$56K low

\$99K high

Est. Owner Equity

**\$77,277**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$378 (2025) |
| Assessed Value        | \$5,162      |
| Previous Assessed     | \$4,632      |
| Assessor Market Value | \$15,486     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.23                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Garage        | Garage, Detached        |
| Pool          | No                      |

Deck · 60 ft²

## CLIMATE RISK

**1**  
FLOOD

**25**  
WILDFIRE

**68**  
HEAT

**61**  
STORM

**31**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE    | \$/FT² | LOAN |
|--------------|-------------------|---------------------|----------|--------|------|
| Aug 9, 2012  | Quitclaim         | Quit Claim Transfer |          |        |      |
| Feb 7, 2012  | Quitclaim         | Quit Claim Transfer |          |        |      |
| Jul 19, 2006 | Resale            | Warranty Deed       | \$20,000 | \$23   |      |
| Jun 10, 2004 | Resale            | Grant Deed          | \$8,500  | \$10   |      |
| Mar 3, 2004  | Recorded document | Trustees Deed       |          |        |      |
| Apr 28, 1997 | Resale            | Grant Deed          | \$6,500  | \$8    |      |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| RESA Middle School        | Middle     | 6–8    | 4.5 mi   |
| Lathrop Elementary School | Elementary | KG–5   | 4.8 mi   |
| Jefferson High School     | High       | 9–12   | 6.5 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>129</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>17,742</b><br>POPULATION | <b>\$50K</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 |
|-----------|----------------|