

Single Family Residence **RESIDENTIAL**

1045 FRANKLIN PL

ROCKFORD, IL 61103

\$319,619 TopHap Estimate · \$114 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,808 ft²

LIVING AREA

0.46 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$320K

\$295K low

\$344K high

Last Sale

\$260,000 · Aug 5, 2020

Est. Owner Equity

\$319,619

TAX & ASSESSMENT

Property Tax	\$9,845 (2025)
Assessed Value	\$111,505
Previous Assessed	\$100,067
Assessor Market Value	\$334,515

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.46
Roof	Asphalt
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No
View	Alley

CLIMATE RISK

51
 FLOOD

8
 WILDFIRE

69
 HEAT

64
 STORM

31
 DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 3, 2021	Quitclaim	Quit Claim Transfer			
Jul 30, 2020	Resale	Warranty Deed	\$260,000	\$93	
Apr 16, 2013	Quitclaim	Quit Claim Transfer			
Jun 30, 2005	Resale	Grant Deed	\$249,000	\$89	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Welsh Elementary School	Elementary	KG–5	1.0 mi
West Middle School	Middle	6–8	1.2 mi
Guilford High School	High	9–12	4.0 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	Absentee owner
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