

Single Family Residence **RESIDENTIAL**

8323 RUBICON TRL

ROCKFORD, IL 61107

\$252,751 TopHap Estimate · \$201 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,256 ft²

LIVING AREA

0.28 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$253K

\$237K low

\$269K high

Est. Owner Equity

\$120,751

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$5,914 (2025)
Assessed Value	\$72,982
Previous Assessed	\$65,496
Assessor Market Value	\$218,946

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.28
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 402 ft²

CLIMATE RISK

1 FLOOD	5 WILDFIRE	68 HEAT	64 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 20, 2005	Quitclaim	Quit Claim Transfer			
May 31, 2005	Resale	Warranty Deed	\$129,900	\$103	\$97K
Mar 27, 2001	Resale	Grant Deed	\$105,000	\$84	\$79K
Oct 10, 2000	Non-arms-length	Grant Deed	\$19,000	\$15	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Guilford High School	High	9–12	3.1 mi
Spring Creek Elementary School	Elementary	KG–5	3.5 mi
Eisenhower Middle School	Middle	6–8	4.5 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 61107

89 CRIME INDEX	87 AIR POLLUTION	29,768 POPULATION	\$74K 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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