

Single Family Residence **RESIDENTIAL**

1309 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$137,123 TopHap Estimate · \$95 / ft² · confidence 90 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,444 ft²
LIVING AREA

0.23 ac
LOT SIZE

1949
YEAR BUILT

1
STORIES

6
ROOMS

1
PARKING

VALUATION

\$137K

\$123K low

\$151K high

Last Sale

\$91,500 · Dec 30, 2004

Est. Owner Equity

\$77,123

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$3,116 (2025)
Assessed Value	\$41,294
Previous Assessed	\$37,059
Assessor Market Value	\$123,882

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	24 WILDFIRE	69 HEAT	64 STORM	31 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 5, 2005	Resale	Warranty Deed	\$90,500	\$63	\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.4 mi
West Middle School	Middle	6–8	1.7 mi
Auburn High School	High	9–12	3.5 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 61103

122 CRIME INDEX	91 AIR POLLUTION	23,056 POPULATION	\$54K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------