

Single Family Residence

RESIDENTIAL

8601 BLUE RIVER RD

ROCKFORD, IL 61107

\$296,793 TopHap Estimate · \$169 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,758 ft²

LIVING AREA

0.35 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$297K

\$277K low

\$317K high

Last Sale

\$125,000 · Mar 25, 2010

Est. Owner Equity

\$177,714

Loan-to-Value

39%

TAX & ASSESSMENT

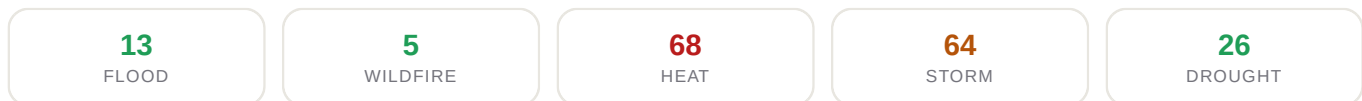
Property Tax	\$7,457 (2025)
Assessed Value	\$90,457
Previous Assessed	\$81,178
Assessor Market Value	\$271,371

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.35
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 25, 2010	Resale	Grant Deed	\$125,000	\$71	\$119K
Jun 26, 2009	Recorded document	Deed In Lieu Of Foreclosure			
Sep 13, 2004	Resale	Grant Deed	\$142,540	\$81	\$114K
Jun 10, 2004	Non-arms-length	Grant Deed	\$26,000	\$15	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Guilford High School	High	9–12	3.4 mi
Spring Creek Elementary School	Elementary	KG–5	3.8 mi
Eisenhower Middle School	Middle	6–8	4.8 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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