

Single Family Residence **RESIDENTIAL**

8602 BLUE RIVER RD

ROCKFORD, IL 61107

\$274,667 TopHap Estimate · \$198 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,389 ft²

LIVING AREA

0.26 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$275K

\$256K low

\$293K high

Last Sale

\$150,800 · May 12, 2005

Est. Owner Equity

\$154,167

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$6,789 (2025)
Assessed Value	\$82,893
Previous Assessed	\$74,390
Assessor Market Value	\$248,679

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.26
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 272 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 18, 2006	Quitclaim	Quit Claim Transfer			
May 12, 2005	Resale	Grant Deed	\$150,824	\$109	\$136K
Aug 18, 2004	Non-arms-length	Grant Deed	\$27,900	\$20	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Guilford High School	High	9–12	3.3 mi
Spring Creek Elementary School	Elementary	KG–5	3.7 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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