

Single Family Residence

RESIDENTIAL

8609 BLUE RIVER RD

ROCKFORD, IL 61107

\$275,989 TopHap Estimate · \$117 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,361 ft²

LIVING AREA

0.35 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$276K

\$263K low

\$289K high

Last Sale

\$165,500 · Jan 14, 2020

Est. Owner Equity

\$111,032

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$7,038 (2025)
Assessed Value	\$85,720
Previous Assessed	\$76,927
Assessor Market Value	\$257,160

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 6, 2020	Resale	Warranty Deed	\$165,500	\$70	\$162K
Feb 28, 2014	Resale	Warranty Deed	\$129,000	\$55	\$120K
Dec 28, 2004	Resale	Grant Deed	\$147,610	\$63	\$119K
Jun 23, 2004	Non-arms-length	Grant Deed	\$28,000	\$12	

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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