

Single Family Residence **RESIDENTIAL**

8616 BLUE RIVER RD

ROCKFORD, IL 61107

\$355,089 TopHap Estimate · \$166 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,134 ft²

LIVING AREA

0.31 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$355K

\$342K low

\$368K high

Last Sale

\$141,000 · Aug 31, 2015

Est. Owner Equity

\$221,139

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$8,638 (2025)
Assessed Value	\$108,834
Previous Assessed	\$97,670
Assessor Market Value	\$326,502

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.31
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 170 ft²

CLIMATE RISK

1
FLOOD

6
WILDFIRE

68
HEAT

64
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 10, 2015	Resale	Grant Deed	\$141,000	\$66	\$134K
Nov 12, 2004	Resale	Grant Deed	\$235,147	\$110	\$130K
Jun 2, 2004	Non-arms-length	Grant Deed	\$29,900	\$14	

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
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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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