

Condominium

RESIDENTIAL

448 AMPHITHEATER DR

ROCKFORD, IL 61107

\$155,165 TopHap Estimate · \$130 / ft² · confidence 84 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,198 ft²

LIVING AREA

0.92 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

4

ROOMS

1

PARKING

VALUATION

\$155K

\$130K low

\$181K high

Last Sale

\$130,500 · Oct 4, 2024

Est. Owner Equity

\$37,715

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$3,408 (2025)
Assessed Value	\$38,603
Previous Assessed	\$34,643
Assessor Market Value	\$115,809

PROPERTY FACTS

Property Type	Condominium
Style	Townhouse
County	WINNEBAGO
Lot (acres)	0.92
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

20
FLOOD

5
WILDFIRE

68
HEAT

62
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 24, 2024	Resale	Warranty Deed	\$130,500	\$109	\$117K
Sep 2, 2022	Resale	Warranty Deed	\$93,500	\$78	\$75K
Sep 30, 2014	Quitclaim	Quit Claim Transfer			
Jul 30, 2014	Quitclaim	Quit Claim Transfer			
Oct 20, 2009	Quitclaim	Quit Claim Transfer			
Oct 8, 2004	Resale	Warranty Deed	\$79,900	\$67	\$71K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brookview Elementary School	Elementary	KG–5	2.4 mi
Guilford High School	High	9–12	2.4 mi
Eisenhower Middle School	Middle	6–8	3.6 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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