

Single Family Residence **RESIDENTIAL**

8629 BLUE RIVER RD

ROCKFORD, IL 61107

\$325,536 TopHap Estimate · \$172 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,897 ft²
LIVING AREA

0.38 ac
LOT SIZE

2004
YEAR BUILT

1
STORIES

6
ROOMS

1
PARKING

VALUATION

\$326K

\$307K low

\$344K high

Est. Owner Equity

\$110,536

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$8,344 (2025)
Assessed Value	\$103,007
Previous Assessed	\$92,441
Assessor Market Value	\$309,021

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.38
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 1, 2017	Quitclaim	Quit Claim Transfer			
Jul 20, 2017	Resale	Grant Deed	\$155,000	\$82	\$155K
Feb 2, 2017	Recorded document	Grant Deed			
Jan 26, 2017	Recorded document	Deed In Lieu Of Foreclosure			
Sep 3, 2004	Resale	Grant Deed	\$176,100	\$93	\$141K

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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