

Duplex (2 Units, Any Combination)

RESIDENTIAL

2044 DOUGLAS ST

ROCKFORD, IL 61103



4

BEDS

2

BATHS

2,000 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1926

YEAR BUILT

2

STORIES

10

ROOMS

1

PARKING

VALUATION

Last Sale

\$51,500 · Apr 21, 2016

TAX & ASSESSMENT

Property Tax	\$2,032 (2025)
Assessed Value	\$29,010
Previous Assessed	\$26,034
Assessor Market Value	\$87,030

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	WINNEBAGO
Lot (acres)	0.90
Construction	Brick
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	22 WILDFIRE	69 HEAT	64 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 18, 2016	Resale	Grant Deed	\$51,500	\$26	\$73K
Nov 30, 2015	Recorded document	Warranty Deed			
Dec 16, 2015	Recorded document	Trustees Deed			
Mar 3, 2005	Resale	Warranty Deed	\$91,000	\$46	\$91K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Welsh Elementary School	Elementary	KG–5	0.8 mi
West Middle School	Middle	6–8	1.4 mi
Guilford High School	High	9–12	3.3 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 61103

122 CRIME INDEX	91 AIR POLLUTION	23,056 POPULATION	\$54K 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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