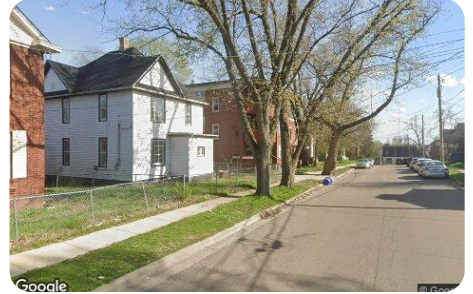


Duplex (2 Units, Any Combination) **RESIDENTIAL**

312 S PROSPECT ST

ROCKFORD, IL 61104



4

BEDS

2

BATHS

2,115 ft²

LIVING AREA

3,049 ft²

LOT SIZE

1927

YEAR BUILT

2

STORIES

10

ROOMS

1

PARKING

VALUATION

Last Sale

\$57,000 · Jul 1, 2022

TAX & ASSESSMENT

Property Tax	\$2,553 (2025)
Assessed Value	\$28,913
Previous Assessed	\$25,947
Assessor Market Value	\$86,739

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	WINNEBAGO
Lot (acres)	0.70
Construction	Brick
Roof	Asphalt
Heating	Hot Water
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 35 ft²

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	62 STORM	31 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2022	Quitclaim	Quit Claim Transfer	\$57,000	\$27	
Jan 18, 2017	Resale	Warranty Deed	\$21,000	\$10	
Nov 21, 2016	Quitclaim	Quit Claim Transfer			
Mar 13, 2003	Resale	Grant Deed	\$75,000	\$35	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Middle School	Middle	6–8	0.1 mi
East High School	High	9–12	1.1 mi
Bloom Elementary School	Elementary	KG–5	1.5 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 61104

157 CRIME INDEX	90 AIR POLLUTION	17,656 POPULATION	\$34K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------