

Multi-Family Dwellings (Generic, Any Combination)

RESIDENTIAL

331 DAWN AVE
ROCKFORD, IL 61107



6

BEDS

6

BATHS

3,822 ft²

LIVING AREA

0.18 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

18

ROOMS

VALUATION

Last Sale

\$3,012,000 · Oct 16, 2025

TAX & ASSESSMENT

Property Tax	\$7,276 (2025)
Assessed Value	\$82,414
Previous Assessed	\$73,960
Assessor Market Value	\$247,242

PROPERTY FACTS

Property Type	Multi-Family Dwellings (Generic, Any Combination)
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.18
Construction	Brick
Roof	Asphalt
Heating	Electric
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	17 WILDFIRE	68 HEAT	61 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 10, 2025	Resale	Deed	\$3,012,000	\$788	
Jun 6, 2025	Financing	Warranty Deed			
Feb 26, 2003	Resale	Grant Deed	\$172,000	\$45	\$146K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gregory Elementary School	Elementary	KG–5	0.7 mi
Eisenhower Middle School	Middle	6–8	1.8 mi
Guilford High School	High	9–12	2.3 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 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	Absentee owner
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