

Single Family Residence **RESIDENTIAL**

# 1718 RIVER BLUFF BLVD

ROCKFORD, IL 61103

**\$173,540** TopHap Estimate · \$78 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,231 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**1977**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**1**

PARKING

## VALUATION

**\$174K**

\$163K low

\$184K high

Last Sale

**\$70,000 · May 14, 2014**

Est. Owner Equity

**\$130,690**

Loan-to-Value

**21%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,747 (2025) |
| Assessed Value        | \$50,434       |
| Previous Assessed     | \$45,261       |
| Assessor Market Value | \$151,302      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.24                    |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>69</b><br>HEAT | <b>64</b><br>STORM | <b>31</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|-------------------|---------------------|-----------|--------------------|-------|
| May 14, 2014 | Resale            | Grant Deed          | \$70,000  | \$31               | \$43K |
| Mar 15, 2012 | Recorded document | Grant Deed          |           |                    |       |
| Apr 11, 2008 | Quitclaim         | Quit Claim Transfer |           |                    |       |
| Oct 21, 2003 | Resale            | Grant Deed          | \$112,500 | \$50               |       |
| Feb 21, 2002 | Resale            | Grant Deed          | \$92,000  | \$41               | \$91K |
| Jun 5, 1998  | Quitclaim         | Quit Claim Transfer |           |                    | \$30K |
| Apr 24, 1998 | Recorded document | Grant Deed          |           |                    |       |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| West View Elementary School | Elementary | KG–5   | 0.3 mi   |
| West Middle School          | Middle     | 6–8    | 1.6 mi   |
| Auburn High School          | High       | 9–12   | 3.2 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>122</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>23,056</b><br>POPULATION | <b>\$54K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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