

Single Family Residence **RESIDENTIAL**

1045 INGRAM RD

ROCKFORD, IL 61108

\$340,236 TopHap Estimate · \$109 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,124 ft²

LIVING AREA

0.35 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$340K

\$326K low

\$354K high

Last Sale

\$182,000 · Dec 22, 2009

Est. Owner Equity

\$203,036

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$7,396 (2025)
Assessed Value	\$100,304
Previous Assessed	\$90,237
Assessor Market Value	\$300,912

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WINNEBAGO
Lot (acres)	0.35
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 176 ft²

CLIMATE RISK

1
FLOOD

6
WILDFIRE

68
HEAT

64
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 22, 2009	Resale	Warranty Deed	\$182,000	\$58	\$137K
Oct 30, 2009	Resale	Warranty Deed	\$190,000	\$61	\$152K
Apr 29, 2003	Resale	Grant Deed	\$174,500	\$56	\$175K
Mar 7, 2002	Resale	Grant Deed	\$182,000	\$58	\$176K
May 8, 1997	Resale	Grant Deed	\$142,000	\$45	\$123K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cherry Valley Elementary School	Elementary	KG–5	2.3 mi
Guilford High School	High	9–12	3.5 mi
Eisenhower Middle School	Middle	6–8	4.6 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 61108

87 CRIME INDEX	91 AIR POLLUTION	30,642 POPULATION	\$63K 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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