

Single Family Residence

RESIDENTIAL

2717 WINDAMERE WAY

ROCKFORD, IL 61109

\$220,835 TopHap Estimate · \$83 / ft² · confidence 97 · as of Jul 14, 2026

3

BEDS

1.5

BATHS

2,656 ft²

LIVING AREA

0.34 ac

LOT SIZE

1969

YEAR BUILT

2

STORIES

VALUATION

\$221K

\$213K low

\$228K high

Last Sale

\$125,000 · Mar 17, 2021

Est. Owner Equity

\$95,152

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax

\$4,523 (2025)

Assessed Value

\$64,917

Previous Assessed

\$58,722

Assessor Market Value

\$194,751

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.34
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

25 FLOOD	16 WILDFIRE	68 HEAT	63 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 5, 2021	Resale	Warranty Deed	\$125,000	\$47	\$120K
Aug 7, 2003	Resale	Grant Deed	\$121,000	\$46	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cherry Valley Elementary School	Elementary	KG–5	0.7 mi
Flinn Middle School	Middle	6–8	2.6 mi
East High School	High	9–12	3.1 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 61109

100 CRIME INDEX	88 AIR POLLUTION	26,851 POPULATION	\$62K 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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