

Single Family Residence **RESIDENTIAL**

1305 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$107,014 TopHap Estimate · \$108 / ft² · confidence 87 · as of Jul 14, 2026



2

BEDS

1

BATHS

994 ft²

LIVING AREA

0.31 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$107K

\$93K low

\$121K high

Est. Owner Equity

\$107,014

TAX & ASSESSMENT

Property Tax	\$3,875 (2025)
Assessed Value	\$43,894
Previous Assessed	\$39,391
Assessor Market Value	\$131,682

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.31
Construction	Brick
Roof	Asphalt
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	23 WILDFIRE	69 HEAT	64 STORM	31 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 5, 2025	Quitclaim	Quit Claim Transfer			
Aug 26, 2020	Quitclaim	Quit Claim Transfer			
Apr 29, 2020	Resale	Grant Deed	\$52,000	\$52	
Nov 27, 2019	Recorded document	Grant Deed			
Sep 13, 2019	Recorded document	Trustees Deed			
Sep 10, 2003	Resale	Grant Deed	\$81,000	\$81	\$77K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.4 mi
West Middle School	Middle	6–8	1.7 mi
Auburn High School	High	9–12	3.5 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 61103

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

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

OWNERSHIP

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