

Single Family Residence **RESIDENTIAL**

2712 RIDGE AVE

ROCKFORD, IL 61103

\$110,798 TopHap Estimate · \$102 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,085 ft²

LIVING AREA

0.14 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$111K

\$99K low

\$123K high

Last Sale

\$32,125 · Aug 5, 2016

Est. Owner Equity

\$110,798

TAX & ASSESSMENT

Property Tax	\$2,167 (2025)
Assessed Value	\$30,539
Previous Assessed	\$27,407
Assessor Market Value	\$91,617

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.14
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 200 ft²

CLIMATE RISK

1

FLOOD

1

WILDFIRE

69

HEAT

64

STORM

31

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 8, 2017	Financing	Trustees Deed			\$540K
Jun 8, 2017	Financing	Trustees Deed			\$540K
Jul 21, 2016	Resale	Grant Deed	\$32,125	\$30	
Mar 22, 2016	Recorded document	Trustees Deed			
Mar 22, 2016	Recorded document	Trustees Deed			
May 9, 2008	Resale	Warranty Deed	\$88,500	\$82	\$71K
Jan 9, 2007	Resale	Warranty Deed	\$63,880	\$59	\$57K
Apr 28, 2006	Recorded document	Trustees Deed			
Mar 29, 1999	Resale	Grant Deed	\$64,000	\$59	\$64K

Dec 13, 1996	Resale	Grant Deed	\$67,000	\$62	\$65K
---------------------	--------	------------	----------	------	-------

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Middle School	Middle	6–8	0.6 mi
West View Elementary School	Elementary	KG–5	0.7 mi
Guilford High School	High	9–12	4.3 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 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
-----------	-----------------------