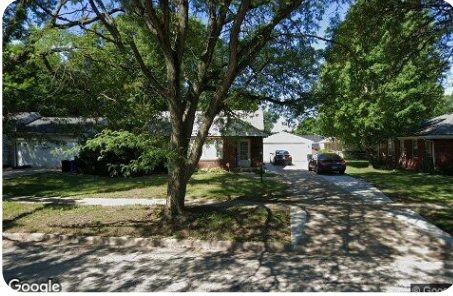


Single Family Residence **RESIDENTIAL**

2716 RIDGE AVE

ROCKFORD, IL 61103

\$137,312 TopHap Estimate · \$146 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

1

BATHS

941 ft²

LIVING AREA

0.15 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

4

ROOMS

1

PARKING

VALUATION

\$137K

\$123K low

\$152K high

Last Sale

\$115,000 · Oct 3, 2024

Est. Owner Equity

\$18,062

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$1,898 (2025)
Assessed Value	\$27,498
Previous Assessed	\$27,892
Assessor Market Value	\$82,494

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.15
Construction	Brick
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	69 HEAT	64 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 25, 2024	Resale	Warranty Deed	\$115,000	\$122	\$109K
Mar 3, 2017	Resale	Grant Deed	\$40,000	\$43	
Oct 9, 2003	Quitclaim	Quit Claim Transfer			

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

OWNERSHIP

Occupancy	Owner occupied
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