

Single Family Residence **RESIDENTIAL**

## 2204 FREMONT ST

ROCKFORD, IL 61103

**\$98,507** TopHap Estimate · \$60 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,649 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1918**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

### VALUATION

**\$99K**

\$93K low

\$105K high

Last Sale

**\$50,000 · Oct 28, 2025**

Est. Owner Equity

**\$0**

Loan-to-Value

**100%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,289 (2025) |
| Assessed Value        | \$25,924       |
| Previous Assessed     | \$23,265       |
| Assessor Market Value | \$77,772       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.11                    |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 28<br>FLOOD | 1<br>WILDFIRE | 69<br>HEAT | 64<br>STORM | 31<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN |
|--------------|------------------|---------------|----------|--------------------|------|
| Oct 24, 2025 | Resale           | Warranty Deed | \$50,000 | \$30               |      |
| Oct 10, 2025 | Resale           | Warranty Deed | \$45,000 | \$27               |      |
| Mar 29, 2019 | Resale           | Warranty Deed | \$20,380 | \$12               |      |
| Feb 3, 2015  | Resale           | Warranty Deed | \$20,100 | \$12               |      |
| Nov 25, 2013 | Foreclosure sale | Tax Deed      |          |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Welsh Elementary School | Elementary | KG–5   | 0.4 mi   |
| West Middle School      | Middle     | 6–8    | 0.9 mi   |
| Guilford High School    | High       | 9–12   | 3.8 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

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

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|