

Duplex (2 Units, Any Combination)

RESIDENTIAL

4940 LINCLIFF DR

ROCKFORD, IL 61109



2

BATHS

1,922 ft²

LIVING AREA

0.32 ac

LOT SIZE

1966

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$75,000 · Oct 11, 2017

TAX & ASSESSMENT

Property Tax	\$1,373 (2025)
Assessed Value	\$52,422
Previous Assessed	\$47,419
Assessor Market Value	\$157,266

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	WINNEBAGO
Lot (acres)	0.32
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	14 WILDFIRE	67 HEAT	59 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 22, 2017	Resale	Grant Deed	\$75,000	\$39	\$64K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jefferson High School	High	9–12	0.6 mi
Arthur W. Froberg Elementary School	Elementary	KG–5	0.6 mi
Flinn Middle School	Middle	6–8	2.1 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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