

Duplex (2 Units, Any Combination) RESIDENTIAL

416 KING ST  
ROCKFORD, IL 61103



4  
BEDS

2  
BATHS

2,292 ft<sup>2</sup>  
LIVING AREA

0.11 ac  
LOT SIZE

1920  
YEAR BUILT

2  
STORIES

12  
ROOMS

1  
PARKING

VALUATION

Last Sale \$120,000 · May 6, 2024

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,793 (2025) |
| Assessed Value        | \$31,639       |
| Previous Assessed     | \$28,394       |
| Assessor Market Value | \$94,917       |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| County        | WINNEBAGO                         |
| Lot (acres)   | 0.11                              |
| Roof          | Asphalt                           |
| Heating       | Yes                               |
| Cooling       | Central                           |
| Fireplace     | Yes                               |
| Garage        | Garage, Detached                  |
| Pool          | No                                |
| View          | Alley                             |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<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  |
|--------------|-------------------|---------------------|-----------|--------------------|-------|
| Apr 19, 2024 | Resale            | Warranty Deed       | \$120,000 | \$52               | \$96K |
| Jun 21, 2017 | Quitclaim         | Quit Claim Transfer |           |                    |       |
| Jul 6, 2016  | Resale            | Grant Deed          | \$20,154  | \$9                |       |
| Jan 13, 2016 | Recorded document | Trustees Deed       |           |                    |       |
| Nov 17, 1999 | Resale            | Grant Deed          | \$60,000  | \$26               | \$57K |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Welsh Elementary School | Elementary | KG–5   | 0.6 mi   |
| West Middle School      | Middle     | 6–8    | 0.8 mi   |
| Guilford High School    | High       | 9–12   | 4.0 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|