

Single Family Residence **RESIDENTIAL**

1407 RIVER BLUFF BLVD

ROCKFORD, IL 61103

\$127,754 TopHap Estimate · \$83 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,533 ft²

LIVING AREA

0.24 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$128K

\$116K low

\$140K high

Last Sale

\$80,000 · Oct 29, 2001

Est. Owner Equity

\$39,754

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$885 (2025)
Assessed Value	\$40,652
Previous Assessed	\$36,482
Assessor Market Value	\$121,956

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.24
Construction	Brick
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	24 WILDFIRE	69 HEAT	64 STORM	31 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 5, 2001	Resale	Grant Deed	\$78,000	\$51	\$64K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West View Elementary School	Elementary	KG–5	0.4 mi
West Middle School	Middle	6–8	1.7 mi
Auburn High School	High	9–12	3.4 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
-----------	-----------------------