

Single Family Residence **RESIDENTIAL**

## 2715 RIDGE AVE

ROCKFORD, IL 61103

**\$135,334** TopHap Estimate · \$85 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,590 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1949**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**1**

PARKING

### VALUATION

**\$135K**

\$126K low

\$144K high

Est. Owner Equity

**\$73,734**

Loan-to-Value

**40%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,500 (2025) |
| Assessed Value        | \$34,310       |
| Previous Assessed     | \$30,791       |
| Assessor Market Value | \$102,930      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.16                    |
| Construction  | Brick                   |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## 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  |
|--------------|--------|------------|----------|--------------------|-------|
| Aug 16, 2001 | Resale | Grant Deed | \$73,000 | \$46               | \$73K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| West View Elementary School | Elementary | KG–5   | 0.7 mi   |
| West Middle School          | Middle     | 6–8    | 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <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 | Owner occupied |
|-----------|----------------|