

Single Family Residence **RESIDENTIAL**

8585 WINTERFOREST DR NE

ROCKFORD, MI 49341

\$852,200 TopHap Estimate · \$267 / ft² · confidence 95 · as of Jul 14, 2026

3
BEDS

3.5
BATHS

3,191 ft²
LIVING AREA

3.8 ac
LOT SIZE

1992
YEAR BUILT

1
STORIES

8
ROOMS

3
PARKING

VALUATION

\$852K

\$813K low

\$891K high

Last Sale

\$465,000 · Aug 5, 2020

Est. Owner Equity

\$459,635

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax

\$6,476 (2025)

Assessed Value

\$403,400

Previous Assessed

\$380,800

Assessor Market Value

\$806,800

PROPERTY FACTS

Property Type	Single Family Residence
County	KENT
Lot (acres)	3.80
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 1,688 ft²

CLIMATE RISK

42 FLOOD	19 WILDFIRE	60 HEAT	76 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 24, 2020	Resale	Warranty Deed	\$465,000	\$146	\$338K
Jan 23, 2017	Quitclaim	Quit Claim Transfer			\$361K
Jan 23, 2017	Quitclaim	Quit Claim Transfer			
May 20, 2015	Quitclaim	Quit Claim Transfer			
Jan 28, 2005	Resale	Warranty Deed	\$399,900	\$125	\$360K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Rockford Middle School	Middle	6–8	0.6 mi
Lakes Elementary School	Elementary	KG–5	1.9 mi
Rockford High School	High	10–12	5.7 mi

District: Rockford Public Schools

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 49341

60 CRIME INDEX	84 AIR POLLUTION	38,938 POPULATION	\$108K MEDIAN IN-COME	47°F AVG TEMP	46% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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