

Single Family Residence **RESIDENTIAL**

2316 DOUGLAS ST

ROCKFORD, IL 61103

\$101,195 TopHap Estimate · \$96 / ft² · confidence 85 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,050 ft²

LIVING AREA

0.16 ac

LOT SIZE

1926

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$101K

\$86K low

\$117K high

Last Sale

\$80,500 · Jul 8, 2021

Est. Owner Equity

\$16,848

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$2,394 (2025)
Assessed Value	\$33,118
Previous Assessed	\$29,721
Assessor Market Value	\$99,354

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	WINNEBAGO
Lot (acres)	0.16
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No
View	Alley

Deck · 128 ft²

CLIMATE RISK

1
FLOOD

1
WILDFIRE

69
HEAT

64
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 10, 2022	Quitclaim	Quit Claim Transfer			
Jul 2, 2021	Resale	Warranty Deed	\$80,500	\$77	\$78K
Apr 24, 2014	Resale	Warranty Deed	\$63,000	\$60	\$56K
May 30, 2013	Resale	Grant Deed	\$22,000	\$21	
May 17, 2012	Recorded document	Trustees Deed			
Feb 10, 2006	Resale	Warranty Deed	\$85,000	\$81	\$76K
Aug 31, 2005	Resale	Warranty Deed	\$44,900	\$43	\$45K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Welsh Elementary School	Elementary	KG–5	0.8 mi
West Middle School	Middle	6–8	1.4 mi
Guilford High School	High	9–12	3.3 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

122 CRIME INDEX	91 AIR POLLUTION	23,056 POPULATION	\$54K 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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