

Single Family Residence **RESIDENTIAL**

8460 BLUE RIVER RD

ROCKFORD, IL 61107

\$358,613 TopHap Estimate · \$153 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,340 ft²

LIVING AREA

0.35 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$359K

\$339K low

\$378K high

Last Sale

\$170,000 · Feb 20, 2014

Est. Owner Equity

\$222,613

Loan-to-Value

36%

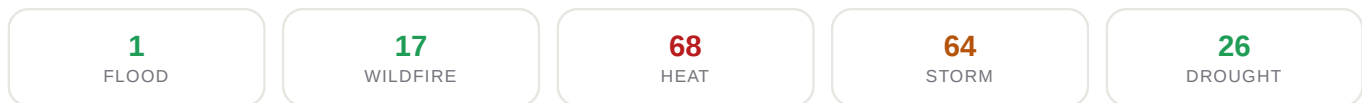
TAX & ASSESSMENT

Property Tax	\$9,876 (2025)
Assessed Value	\$117,854
Previous Assessed	\$105,765
Assessor Market Value	\$353,562

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.35
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 20, 2014	Resale	Grant Deed	\$170,000	\$73	\$136K
Mar 3, 2006	Resale	Grant Deed	\$240,000	\$103	
Oct 10, 2005	Resale	Warranty Deed	\$3,111,300	\$1330	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Guilford High School	High	9–12	3.2 mi
Spring Creek Elementary School	Elementary	KG–5	3.6 mi
Eisenhower Middle School	Middle	6–8	4.7 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 61107

89 CRIME INDEX	87 AIR POLLUTION	29,768 POPULATION	\$74K 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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