

Single Family Residence **RESIDENTIAL**

# 1811 DOUGLAS ST

ROCKFORD, IL 61103

**\$146,138** TopHap Estimate · \$80 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**4**

BEDS

**1.5**

BATHS

**1,835 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1930**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$146K**

**\$133K low**

**\$159K high**

Last Sale

**\$130,000 · Apr 3, 2023**

Est. Owner Equity

**\$16,638**

Loan-to-Value

**88%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,674 (2025) |
| Assessed Value        | \$47,614       |
| Previous Assessed     | \$42,730       |
| Assessor Market Value | \$142,842      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.17                    |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |
| View          | Alley                   |

Deck · 188 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   |
|--------------|--------|---------------|-----------|--------|--------|
| Mar 27, 2023 | Resale | Warranty Deed | \$130,000 | \$71   | \$124K |
| Dec 15, 2017 | Resale | Warranty Deed | \$90,000  | \$49   | \$88K  |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Welsh Elementary School | Elementary | KG–5   | 0.9 mi   |
| West Middle School      | Middle     | 6–8    | 1.4 mi   |

|                             |      |      |        |
|-----------------------------|------|------|--------|
| <b>Guilford High School</b> | 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>122</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>23,056</b><br>POPULATION | <b>\$54K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|