

Single Family Residence **RESIDENTIAL**

2016 RIDGELAND RD

ROCKFORD, IL 61108

\$120,161 TopHap Estimate · \$146 / ft² · confidence 89 · as of Jul 14, 2026



1

BEDS

1

BATHS

823 ft²

LIVING AREA

0.21 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

3

ROOMS

1

PARKING

VALUATION

\$120K

\$106K low

\$134K high

Last Sale

\$115,000 · Jan 6, 2026

Est. Owner Equity

\$15,161

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$1,441 (2025)
Assessed Value	\$22,317
Previous Assessed	\$20,028
Assessor Market Value	\$66,951

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.21
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	12 WILDFIRE	68 HEAT	60 STORM	31 DROUGHT
-------------------	-----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 2, 2026	Resale	Deed	\$115,000	\$140	\$105K
Sep 11, 2018	Quitclaim	Quit Claim Transfer			
Jun 20, 2018	Resale	Warranty Deed	\$66,000	\$80	
Feb 10, 1999	Resale	Grant Deed	\$53,000	\$64	\$42K
Aug 28, 1998	Non-arms-length	Grant Deed	\$8,000	\$10	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rolling Green Elementary School	Elementary	KG–5	0.3 mi
East High School	High	9–12	1.2 mi
Lincoln Middle School	Middle	6–8	2.4 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 61108

87 CRIME INDEX	91 AIR POLLUTION	30,642 POPULATION	\$63K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------