

Single Family Residence **RESIDENTIAL**

2103 FRENCH ST

ROCK FALLS, IL 61071

\$91,971 TopHap Estimate · confidence 93 · as of Jul 14, 2026



0.17 ac
LOT SIZE

VALUATION

\$92K

\$85K low

\$99K high

Est. Owner Equity

\$27,331

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$1,677 (2025)
Assessed Value	\$26,010
Previous Assessed	\$22,936
Assessor Market Value	\$78,030

PROPERTY FACTS

Property Type	Single Family Residence
County	WHITESIDE
Lot (acres)	0.17
Pool	No

CLIMATE RISK

1 FLOOD	8 WILDFIRE	73 HEAT	72 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 4, 2018	Resale	Warranty Deed	\$64,000		\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Montmorency Ccsd #145	Elementary	KG–8	2.9 mi
Rock Falls Township High School	High	9–12	2.9 mi

District: Rock Falls Township High School District 301

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 61071

121 CRIME INDEX	86 AIR POLLUTION	12,838 POPULATION	\$60K MEDIAN IN-COME	50°F AVG TEMP	55% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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