

Single Family Residence **RESIDENTIAL**

# 1721 RIDGE AVE

ROCKFORD, IL 61103

**\$119,694** TopHap Estimate · \$70 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,703 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1930**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$120K**

\$108K low

\$131K high

Last Sale

**\$63,000 · Oct 31, 2006**

Est. Owner Equity

**\$39,694**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,030 (2025) |
| Assessed Value        | \$28,994       |
| Previous Assessed     | \$26,020       |
| Assessor Market Value | \$86,982       |

## PROPERTY FACTS

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

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 69<br>HEAT | 64<br>STORM | 31<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------------|---------------|----------|--------------------|-------|
| Oct 31, 2006 | Resale          | Warranty Deed | \$63,000 | \$37               | \$62K |
| Mar 17, 2006 | Resale          | Warranty Deed | \$51,000 | \$30               | \$51K |
| Nov 7, 2005  | Non-arms-length | Trustees Deed | \$66,008 | \$39               |       |
| Apr 5, 1999  | Resale          | Grant Deed    | \$60,000 | \$35               | \$60K |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Welsh Elementary School | Elementary | KG–5   | 0.3 mi   |
| West Middle School      | Middle     | 6–8    | 0.4 mi   |
| Guilford High School    | High       | 9–12   | 4.3 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

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

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

|
 OWNERSHIP

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