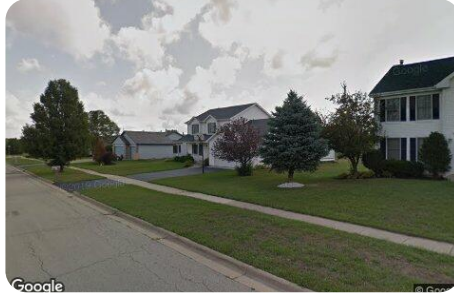


Single Family Residence **RESIDENTIAL**

1090 INGRAM RD

ROCKFORD, IL 61108

\$330,084 TopHap Estimate · \$111 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,970 ft²

LIVING AREA

0.35 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$330K

\$310K low

\$351K high

Last Sale

\$212,500 · Dec 11, 2017

Est. Owner Equity

\$59,979

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$7,288 (2025)
Assessed Value	\$98,924
Previous Assessed	\$88,777
Assessor Market Value	\$296,772

PROPERTY FACTS

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

Deck · 366 ft²

CLIMATE RISK

1
FLOOD

12
WILDFIRE

68
HEAT

64
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 19, 2005	Resale	Warranty Deed	\$212,500	\$72	\$172K
Jan 16, 1997	Resale	Grant Deed	\$162,000	\$55	\$122K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cherry Valley Elementary School	Elementary	KG–5	2.2 mi
Guilford High School	High	9–12	3.6 mi
Eisenhower Middle School	Middle	6–8	4.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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