

Single Family Residence **RESIDENTIAL**

## 2212 GRACE ST

ROCKFORD, IL 61103

**\$98,435** TopHap Estimate · \$87 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**1,132 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1954**

YEAR BUILT

**1**

STORIES

**4**

ROOMS

**1**

PARKING

### VALUATION

**\$98K**

\$90K low

\$107K high

Last Sale

**\$76,000 · Sep 30, 2005**

Est. Owner Equity

**\$0**

Loan-to-Value

**135%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$246 (2025) |
| Assessed Value        | \$26,650     |
| Previous Assessed     | \$23,916     |
| Assessor Market Value | \$79,950     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.11                    |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## CLIMATE RISK

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

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|--------|---------------|----------|--------------------|-------|
| Sep 30, 2005 | Resale | Warranty Deed | \$76,000 | \$67               | \$72K |
| Jun 28, 2001 | Resale | Grant Deed    | \$59,000 | \$52               | \$59K |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| West Middle School      | Middle     | 6–8    | 0.3 mi   |
| Welsh Elementary School | Elementary | KG–5   | 0.4 mi   |
| Guilford High School    | High       | 9–12   | 4.4 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 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> |
|-----------|-----------------------|