

Single Family Residence **RESIDENTIAL**

2930 BLUFFSIDE DR

ROCKFORD, IL 61109

\$209,659 TopHap Estimate · \$167 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,252 ft²

LIVING AREA

0.28 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$210K

\$196K low

\$223K high

Est. Owner Equity

\$209,659

TAX & ASSESSMENT

Property Tax	\$4,888 (2025)
Assessed Value	\$55,365
Previous Assessed	\$49,686
Assessor Market Value	\$166,095

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.28
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 124 ft²

CLIMATE RISK

1
FLOOD

9
WILDFIRE

67
HEAT

59
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 25, 2025	Financing	Deed			
Apr 1, 2011	Quitclaim	Quit Claim Transfer			
Feb 9, 2011	Quitclaim	Quit Claim Transfer			
Jan 11, 2008	Resale	Warranty Deed	\$129,000	\$103	\$103K
Sep 23, 2005	Resale	Grant Deed	\$115,333	\$92	\$92K
Apr 11, 2005	Resale	Grant Deed	\$81,966	\$65	
Jan 19, 1999	Financing	Grant Deed			\$25K
Apr 28, 1998	Resale	Grant Deed	\$85,000	\$68	\$84K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arthur W. Froberg Elementary School	Elementary	KG–5	0.1 mi
Jefferson High School	High	9–12	1.1 mi
Flinn Middle School	Middle	6–8	1.9 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 61109

100 CRIME INDEX	88 AIR POLLUTION	26,851 POPULATION	\$62K 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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