

Single Family Residence

RESIDENTIAL

452 WASHINGTON ST

ROCKFORD, IL 61104

\$81,488 TopHap Estimate · \$82 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

992 ft²
LIVING AREA

0.16 ac
LOT SIZE

1950
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$81K

\$78K low

\$85K high

Last Sale

\$23,000 · Aug 11, 2020

Est. Owner Equity

\$13,738

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$1,379 (2025)
Assessed Value	\$19,671
Previous Assessed	\$18,000
Assessor Market Value	\$59,013

PROPERTY FACTS

Property Type	Single Family Residence
County	WINNEBAGO
Lot (acres)	0.16
Heating	Gas
Cooling	None
Pool	No

CLIMATE RISK

95
FLOOD

10
WILDFIRE

68
HEAT

60
STORM

3
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 22, 2026	Financing	Mortgage			\$68K
Aug 4, 2020	Resale	Warranty Deed	\$23,000	\$23	
Dec 16, 2004	Resale	Warranty Deed	\$34,000	\$34	\$31K
Sep 7, 2004	Recorded document	Trustees Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Clark Elementary School	Elementary	PK–1	0.3 mi
South Beloit Jr High School	Middle	7–8	0.5 mi
South Beloit Sr High School	High	9–12	1.3 mi

District: South Beloit Community Unit School District 320

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 61104

157 CRIME INDEX	90 AIR POLLUTION	17,656 POPULATION	\$34K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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