

Single Family Residence **RESIDENTIAL**

8440 BLUE RIVER RD

ROCKFORD, IL 61107

\$377,605 TopHap Estimate · \$174 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,169 ft²

LIVING AREA

0.35 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$378K

\$329K low

\$426K high

Last Sale

\$337,000 · Jun 11, 2024

Est. Owner Equity

\$108,005

Loan-to-Value

72%

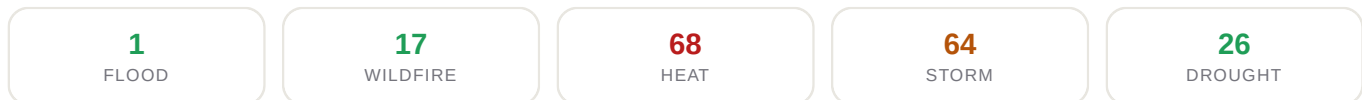
TAX & ASSESSMENT

Property Tax	\$8,986 (2025)
Assessed Value	\$112,779
Previous Assessed	\$101,210
Assessor Market Value	\$338,337

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 31, 2024	Resale	Warranty Deed	\$337,000	\$155	\$270K
Dec 28, 2018	Resale	Correction Deed	\$200,000	\$92	
Dec 28, 2018	Resale	Grant Deed	\$200,000	\$92	\$184K
Sep 12, 2007	Resale	Grant Deed	\$259,900	\$120	\$208K
Mar 3, 2006	Resale	Grant Deed	\$240,000	\$111	
Oct 10, 2005	Resale	Warranty Deed	\$3,111,300	\$1434	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Guilford High School	High	9–12	3.2 mi
Spring Creek Elementary School	Elementary	KG–5	3.6 mi
Eisenhower Middle School	Middle	6–8	4.7 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 61107

89 CRIME INDEX	87 AIR POLLUTION	29,768 POPULATION	\$74K 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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