

Single Family Residence **RESIDENTIAL**

803 WESTCHESTER DR

ROCKFORD, IL 61107

\$173,708 TopHap Estimate · \$151 / ft² · confidence 91 · as of Jul 14, 2026

3
BEDS

1
BATHS

1,152 ft²
LIVING AREA

0.2 ac
LOT SIZE

1959
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$174K

\$158K low

\$189K high

Last Sale

\$126,000 · May 30, 2006

Est. Owner Equity

\$10,335

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax

\$4,032 (2025)

Assessed Value

\$45,668

Previous Assessed

\$40,984

Assessor Market Value

\$137,004

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WINNEBAGO
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 21, 2017	Quitclaim	Quit Claim Transfer			
May 11, 2006	Financing	Trustees Deed			\$41K
May 30, 2006	Resale	Grant Deed	\$126,000	\$109	\$122K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Johnson Elementary School	Elementary	KG–5	0.6 mi
East High School	High	9–12	1.3 mi
Lincoln Middle School	Middle	6–8	1.4 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 61107

89 CRIME INDEX	87 AIR POLLUTION	29,768 POPULATION	\$74K MEDIAN IN-COME	48°F AVG TEMP	52% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------