

Single Family Residence **RESIDENTIAL**

## 263 N MONROE ST

ROCKFORD, MI 49341

**\$292,729** TopHap Estimate · \$285 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**1,026 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1920**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

### VALUATION

**\$293K**

\$264K low

\$321K high

Last Sale

**\$275,000 · Oct 10, 2024**

Est. Owner Equity

**\$0**

Loan-to-Value

**129%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,202 (2025) |
| Assessed Value        | \$123,200      |
| Previous Assessed     | \$120,000      |
| Assessor Market Value | \$246,400      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | KENT                             |
| Lot (acres)   | 0.10                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 28<br>FLOOD | 8<br>WILDFIRE | 60<br>HEAT | 78<br>STORM | 29<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Oct 3, 2024  | Resale            | Warranty Deed       | \$275,000 | \$268  | \$261K |
| Sep 19, 2017 | Recorded document | Warranty Deed       |           |        |        |
| Oct 29, 2015 | Resale            | Warranty Deed       | \$140,000 | \$136  |        |
| Dec 2, 2011  | Resale            | Warranty Deed       | \$112,500 | \$110  | \$96K  |
| Jun 20, 2007 | Resale            | Grant Deed          | \$112,000 | \$109  | \$107K |
| Aug 8, 2006  | Quitclaim         | Quit Claim Transfer |           |        |        |
| Aug 2, 2006  | Non-arms-length   | Trustees Deed       | \$100,108 | \$98   |        |
| Sep 29, 2004 | Resale            | Warranty Deed       | \$117,000 | \$114  | \$94K  |
| Dec 6, 2002  | Resale            | Grant Deed          | \$100,000 | \$97   | \$97K  |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Parkside Elementary School   | Elementary | KG–5   | 0.1 mi   |
| North Rockford Middle School | Middle     | 6–8    | 0.6 mi   |
| Rockford High School         | High       | 10–12  | 2.4 mi   |

District: Rockford Public Schools

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 49341

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>60</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>38,938</b><br>POPULATION | <b>\$108K</b><br>MEDIAN IN-COME | <b>47°F</b><br>AVG TEMP | <b>46%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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