

Single Family Residence

**RESIDENTIAL**

# 302 WASHINGTON ST

ROCKFORD, IL 61104

**\$184,956** TopHap Estimate · \$106 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**5**

BEDS

**2**

BATHS

**1,746 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1920**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**1**

PARKING

## VALUATION

**\$185K**

\$165K low

\$205K high

Last Sale

**\$148,000 · Oct 30, 2024**

Est. Owner Equity

**\$39,637**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,981 (2025) |
| Assessed Value        | \$39,758       |
| Previous Assessed     | \$35,680       |
| Assessor Market Value | \$119,274      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bungalow                |
| County        | WINNEBAGO               |
| Lot (acres)   | 0.16                    |
| Roof          | Asphalt                 |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |
| View          | Alley/Corner            |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 68<br>HEAT | 61<br>STORM | 31<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Oct 28, 2024 | Resale | Warranty Deed | \$148,000 | \$85               | \$145K |
| Jul 27, 2006 | Resale | Warranty Deed | \$124,000 | \$71               | \$120K |
| Nov 20, 2001 | Resale | Grant Deed    | \$49,000  | \$28               | \$49K  |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Lincoln Middle School     | Middle     | 6–8    | 0.5 mi   |
| East High School          | High       | 9–12   | 0.8 mi   |
| Johnson Elementary School | Elementary | KG–5   | 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 61104

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>157</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>17,656</b><br>POPULATION | <b>\$34K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|