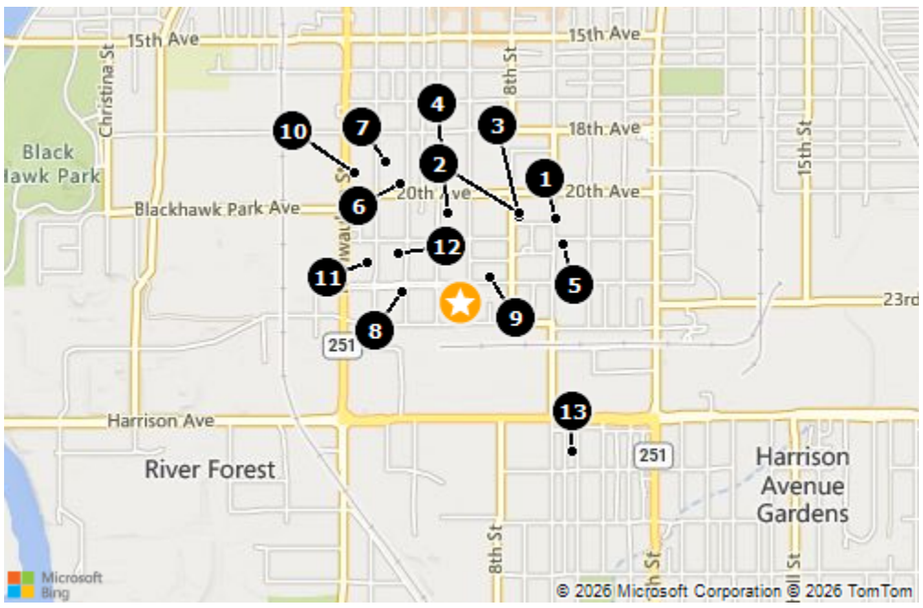
ICE SiteX Report

OrderID: 98382331

SiteX Property Information Report



Subject Property Location

2315 7TH ST, ROCKFORD, IL 61104-7123

County:	**WINNEBAGO IL**	Census Tract:	172010018.004024
Property Use:	Single Family Residential	Zoning:	R2
Parcel Number:	11-35-434-015	Thomas Bros Pg-Grid:	

Valuation

Value:	**$100,000**	FSD:	21	Common Confidence Score:	35
Value Range:	$79,000 - $121,000	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	001
Assd Land Value:	$3,353	Market Land Value:	$10,059	Tax Year:	2025
Assd Improvement:	$14,412	Market Improvment Value:	$43,236	Total Taxable Value:	$1,039
Total Assessed Value:	$17,765	Total Assessor Market Value:	$53,295	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 163 District: 16 Subdivision: EASTWOOD STOKBURGERS SUB Sec/Twnship/Range: SEC 35 TWN 44 RNG 01
Abbreviated Description: EASTWOOD STOKBURGERS SUB OF BROWN TRACT IN SE 1/4 SEC 35-44-1 LOT 163
City/Muni/Twp: ROCKFORD

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:	4	Pool:	
Building Area:	1260 SF	Baths:	1	Fireplace:	
Year Built:	1928	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	1+AB	Number of Cars:		A/C:	Central
Style:	Bungalow	Basement:	Full	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/24/2020	Sales Price:	N/A
Document #:	2010580 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/09/2020	Loan Amount:	N/A
Document #:	2009324 BK-PG -	Loan Type:	New Conventional
TD Due Date:	05/01/2050	Type Finance:	FIX

Legal Description:
Lot: 163 Subdivision: EASTWOOD & STOCKBURGERS SUB
Abbreviated Description: EASTWOOD & STOCKBURGERS SUB LT163

Prior Transfer

Recording Date:	06/18/2009	Sales Price:	$66,000
Document #:	200900932238 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/15/2009		
Document Type:			

Legal Description:
Lot: 163 Subdivision: EASTWOOD & STOCKBURGERS SUBDIVISION OF BROWN TRACT Map Ref: MB12 PG44

ICE SiteX Report

OrderID: 98382331

Prior Transfer

Recording Date:	06/15/2009	Sales Price:	$66,000
Document #:	932238 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 163 District: 16 Subdivision: EASTWOOD STOKBURGERS SUB Sec/Twnship/Range: SEC 35 TWN 44 RNG 01
Abbreviated Description: EASTWOOD STOKBURGERS SUB OF BROWN TRACT IN SE 1/4 SEC 35-44-1 LOT 163
City/Muni/Twp: ROCKFORD

Mortgage Record

Recording Date:	08/04/2008	Loan Amount:	N/A
Document #:	200800836806 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 163 Subdivision: EASTWOOD & STOKBURGERS SUBDIVISION

Prior Transfer

Recording Date:	05/29/2008	Sales Price:	$35,000
Document #:	200800825869 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/05/2008		
Document Type:			

Legal Description:
Lot: 163 Subdivision: EASTWOOD & STOKBURGERS SUB OF THE BROWN TRACT Map Ref: MB12 PG44

Prior Transfer

Recording Date:	09/19/2007	Sales Price:	N/A
Document #:	200700759707 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/06/2007		
Document Type:			

Legal Description:
Lot: 163 Subdivision: EASTWOOD & STOKBURGERS SUB OF THE BROWN TRACT Map Ref: MB12 PG44

Prior Transfer

Recording Date:	02/27/2007	Sales Price:	N/A
Document #:	10786 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/01/2003	Sales Price:	$60,000
Document #:	0370944 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/02/2003		
Document Type:			

Legal Description:
Lot: 163 Subdivision: EASTWOOD & STOKBURGERS SUBDIVISION OF THE BROWN TR Map Ref: MB12 PG44

Prior Transfer

Recording Date:	11/13/2001	Sales Price:	$41,500
Document #:	0171154 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/29/2001		
Document Type:			

Legal Description:
Lot: 163 Subdivision: EASTWOOD & STOKBURGERS BROWN TRACT Map Ref: MB12 PG44

Area Sales Analysis

Total Area Sales	$1,169,000	Median # of Bedrooms	3
Median Lot Size	6,970 SF	Median # of Baths	1
Median Living Area	1,176 SF	Median Year Built	1925
Price Range - 2 Yrs	$25,000 to $178,000	Age Range	87 years to 116 years
Median Value	$70,000	Median Age	101 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**2126 9TH ST** **ROCKFORD, IL 61104-7202**	05/20/2026	$163,000	$113	1435	7/3/2	1910	9,148 SF	
2	.26Mi.	**2118 8TH ST** **ROCKFORD, IL 61104-7153**	04/03/2026	$70,000	$69	1002	5/2/1	1930	5,227 SF	
3	.25Mi.	**2122 8TH ST** **ROCKFORD, IL 61104-7153**	01/26/2026	$25,000	$25	976	5/2/1	1920	4,356 SF	
4	.22Mi.	**2120 S 6TH ST** **ROCKFORD, IL 61104-7114**	01/20/2026	$120,000	$102	1176	6/3/1	1925	8,276 SF	

APN: 11-36-301-003 Document #: 2612616
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 1 2 Block: 3 Section: 36 Subdivision: UNION PARK SUB MapRef: PB 10 PG 14 Sec/Twnship/Range: LT1 2 BLK3 UNION PARK SUB SEC3 Abbreviated Description: Lot:1 2 Block:3 Section:36 Subdivision:UNION PARK SUB Map Ref:PB 10 PG 14Sec/Twnship/Range:LT1 2 BLK3 UNION PARK SUB SEC3

APN: 11-35-428-001 Document #: 2608108
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 132 133 Subdivision: BROWNS SUB Sec/Twnship/Range: LT132 133 BROWNS SUB Abbreviated Description: Lot:132 133 Subdivision:BROWNS SUB Sec/Twnship/Range:LT132 133 BROWNS SUB

APN: 11-35-428-002 Document #: 2601933
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 132 133 Subdivision: BROWNS SUB Sec/Twnship/Range: LT132 133 BROWNS SUB Abbreviated Description: Lot:132 133 Subdivision:BROWNS SUB Sec/Twnship/Range:LT132 133 BROWNS SUB

APN: 11-35-426-001 Document #: 2601560

ICE SiteX Report

OrderID: 98382331

Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 115 Section: 35 Subdivision: BROWNS SUB MapRef: PB 11 PG 50 Sec/Twnship/Range: LT115 BROWNS SUB SE4 SEC35 T44 Abbreviated Description: Lot:115 Section:35 Subdivision:BROWNS SUB Map Ref:PB 11 PG 50Sec/Twnship/Range:LT115 BROWNS SUB SE4 SEC35 T44

5	.28Mi.	**2204 9TH ST** **ROCKFORD, IL 61104-7204**	11/26/2025	$178,000	$136	1302	6/3/1	1925	9,148 SF

APN: 11-36-304-001 Document #: 2530965
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 20 Block: 4 Subdivision: UNION PARK SUB MapRef: PB 10 PG 14 Sec/Twnship/Range: LT20 BLK4 UNION PARK SUB Abbreviated Description: Lot:20 Block:4 Subdivision:UNION PARK SUB Map Ref:PB 10 PG 14Sec/Twnship/Range:LT20 BLK4 UNION PARK SUB

6	.32Mi.	**2019 S 5TH ST** **ROCKFORD, IL 61104-5244**	11/24/2025	$90,000	$56	1582	6/3/1	1920	7,841 SF

APN: 11-35-255-033 Document #: 2530759
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 7 Block: 4 Section: 35 Subdivision: HAINES SUB MapRef: PB 3 PG 50 Sec/Twnship/Range: LT7 BLK4 HAINES SUB S2 SW4 NE4 Abbreviated Description: Lot:7 Block:4 Section:35 Subdivision:HAINES SUB Map Ref:PB 3 PG 50Sec/Twnship/Range:LT7 BLK4 HAINES SUB S2 SW4 NE4

7	.38Mi.	**1930 S 4TH ST** **ROCKFORD, IL 61104-5239**	11/17/2025	$48,000	$35	1344	6/3/1	1928	6,970 SF

APN: 11-35-255-009 Document #: 2530091
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 17 18 Block: 4 Section: 35 Subdivision: HAINES SUB MapRef: PB 3 PG 50 Sec/Twnship/Range: LT17 18 BLK4 HAINES SUB S2 SW4 Abbreviated Description: Lot:17 18 Block:4 Section:35 Subdivision:HAINES SUB Map Ref:PB 3 PG 50Sec/Twnship/Range:LT17 18 BLK4 HAINES SUB S2 SW4

8	.14Mi.	**2303 S 5TH ST** **ROCKFORD, IL 61104-7111**	11/12/2025	$60,000	$68	882	5/2/1	1930	3,920 SF

APN: 11-35-408-007 Document #: 2529488
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 119 Subdivision: EASTWOOD & STOKBURGER SUB MapRef: PB 12 PG 44 Sec/Twnship/Range: LT119 EASTWOOD & STOKBURGER SU Abbreviated Description: Lot:119 Subdivision:EASTWOOD & STOKBURGER SUB Map Ref:PB 12 PG 44Sec/Twnship/Range:LT119 EASTWOOD & STOKBURGER SU

9	.09Mi.	**1118 22ND AVE** **ROCKFORD, IL 61104-7147**	11/10/2025	$63,000	$42	1490	6/2/1	1927	5,227 SF

APN: 11-35-432-009 Document #: 2529398
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 41 Section: 35 Subdivision: BROWNS SUB MapRef: PB 11 PG 50 Sec/Twnship/Range: LT41 BROWNS SUB SE4 SEC35 T44N Abbreviated Description: Lot:41 Section:35 Subdivision:BROWNS SUB Map Ref:PB 11 PG 50Sec/Twnship/Range:LT41 BROWNS SUB SE4 SEC35 T44N

10	.4Mi.	**2008 KISHWAUKEE ST** **ROCKFORD, IL 61104-5124**	11/04/2025	$95,000	$100	948	5/2/1	1920	6,970 SF

APN: 11-35-254-032 Document #: 2528765
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 15 Block: 5 Section: 35 Subdivision: HAINES SUB MapRef: PB 3 PG 50 Sec/Twnship/Range: LT15 BLK5 HAINES SUB S2 SW4 NE Abbreviated Description: Lot:15 Block:5 Section:35 Subdivision:HAINES SUB Map Ref:PB 3 PG 50Sec/Twnship/Range:LT15 BLK5 HAINES SUB S2 SW4 NE

11	.24Mi.	**2219 S 4TH ST** **ROCKFORD, IL 61104-7103**	10/31/2025	$44,000	$38	1142	7/3/1	1939	5,227 SF

APN: 11-35-404-012 Document #: 2528446
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: EASTWOOD & STOKBURGER SUB Sec/Twnship/Range: LT23 EASTWOOD & STOKBURGER SUB Abbreviated Description: Lot:23 Subdivision:EASTWOOD & STOKBURGER SUB Sec/Twnship/Range:LT23 EASTWOOD & STOKBURGER SUB

12	.19Mi.	**2211 S 5TH ST** **ROCKFORD, IL 61104-7109**	10/27/2025	$175,000	$138	1260	6/3/1	1920	7,841 SF

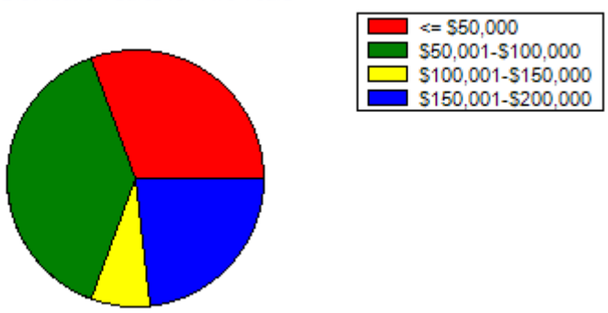
APN: 11-35-405-012 Document #: 2527996
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 59 Subdivision: EASTWOOD & STOKBURGER SUB MapRef: PB 12 PG 44 Sec/Twnship/Range: LT59 EASTWOOD & STOKBURGER SUB Abbreviated Description: Lot:59 Subdivision:EASTWOOD & STOKBURGER SUB Map Ref:PB 12 PG 44Sec/Twnship/Range:LT59 EASTWOOD & STOKBURGER SUB

13	.44Mi.	**2629 BILDAHL ST** **ROCKFORD, IL 61109-1107**	09/19/2025	$38,000	$46	816	5/2/1	1939	6,534 SF

APN: 15-01-101-020 Document #: 2524358
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 80 Subdivision: HARRISON AVENUE SECOND SUB Sec/Twnship/Range: LT80 HARRISON AVENUE SECOND SU Abbreviated Description: Lot:80 Subdivision:HARRISON AVENUE SECOND SUB Sec/Twnship/Range:LT80 HARRISON AVENUE SECOND SU

Comparable Sales Chart

% Distribution Sales for Two Years



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

ICE SiteX Report

OrderID: 98382331

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**2315 7TH ST**	**06/15/2009**	$53,295	$17,765	1,260	7/4/1	1928	7,405 SF	
.01Mi.	**2309 7TH ST**	**10/24/2011**	$53,790	$17,930	779	5/2/1	1928	4,792 SF	
.02Mi.	**2323 7TH ST**	**03/15/2019**	$51,576	$17,192	1,265	6/3/1	1920	6,098 SF	
.02Mi.	**2305 7TH ST**	**11/25/2019**	$63,276	$21,092	1,512	5/3/1	1933	4,792 SF	
.02Mi.	**1017 22ND AVE**	**08/25/2020**	$67,794	$22,598	1,512	6/3/1	1920	4,792 SF	
.02Mi.	**2327 7TH ST**	**05/09/2018**	$54,324	$18,108	816	6/3/2	1928	6,098 SF	
.03Mi.	**1013 22ND AVE**	**09/09/2015**	$64,536	$21,512	1,402	6/3/1	1928	5,227 SF	
.03Mi.	**2301 7TH ST**	**03/28/2019**	$47,283	$15,761	1,116	6/4/1	1932	4,792 SF	
.03Mi.	**1009 22ND AVE**	**05/07/2016**	$57,174	$19,058	868	5/2/1	1928	4,792 SF	
.03Mi.	**2316 S 6TH ST**	**09/11/2014**	$54,555	$18,185	1,166	5/2/1	1920	7,405 SF	
.03Mi.	**2320 S 6TH ST**	**06/21/2002**	$63,174	$21,058	999	5/2/1	1934	7,405 SF	
.04Mi.	**2324 S 6TH ST**	**05/21/2020**	$42,324	$14,108	780	4/1/1	1917	7,405 SF	
.04Mi.	**2310 S 6TH ST**		$61,380	$20,460	1,106	5/2/1	1920	5,663 SF	
.04Mi.	**2314 7TH ST**	**10/31/2022**	$56,991	$18,997	1,000	5/3/1	1974	5,663 SF	
.04Mi.	**2328 S 6TH ST**	**06/27/1996**	$49,608	$16,536	1,092	6/3/1	1930	7,405 SF	
.05Mi.	**2304 S 6TH ST**		$58,695	$19,565	1,612	7/4/1	1920	5,663 SF	

Rent vs. Own

Households Occupied by Renters:	53%	Households Occupied by Owners:	31%

Demographics & Income

Median Age:	33.8 years old	Households:	6,687
Median Household Income:	$34,410	Households w/Family:	50%
Household Income Per Capita:	$18,965	Households w/Family Married:	23%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Rockford School District 205	Students:	28,467
Number of Schools:	46	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.44Mi.	**Riverdahl Elementary School** Number of Students: 535 Student-Teacher Ratio: 17.48	D+	Public	KG - 5
3.25Mi.	**Jefferson High School** Number of Students: 2,173 Student-Teacher Ratio: 19.61	F	Public	9 - 12
6.01Mi.	**Thurgood Marshall School** Number of Students: 514 Student-Teacher Ratio: 17.85	A	Public	5 - 8
2.24Mi.	**RESA Middle School** Number of Students: 1,108 Student-Teacher Ratio: 19.3	D	Public	6 - 8
2.78Mi.	**Haskell Elementary School** Number of Students: 301 Student-Teacher Ratio: 15.05	A-	Public	KG - 5

Flood Report

The Subject Property of **2315 7TH ST, ROCKFORD, IL 61104-7123** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	161%	NOTABLY HIGHER
BURGLARY	152%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	153%	NOTABLY HIGHER
FORCIBLE ROBBERY	138%	NOTABLY HIGHER
AGGRAVATED ASSAULT	143%	NOTABLY HIGHER
FORCIBLE RAPE	113%	HIGHER
MURDER	150%	NOTABLY HIGHER
OVERALL	158%	NOTABLY HIGHER

ICE SiteX Report

OrderID: 98382331

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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