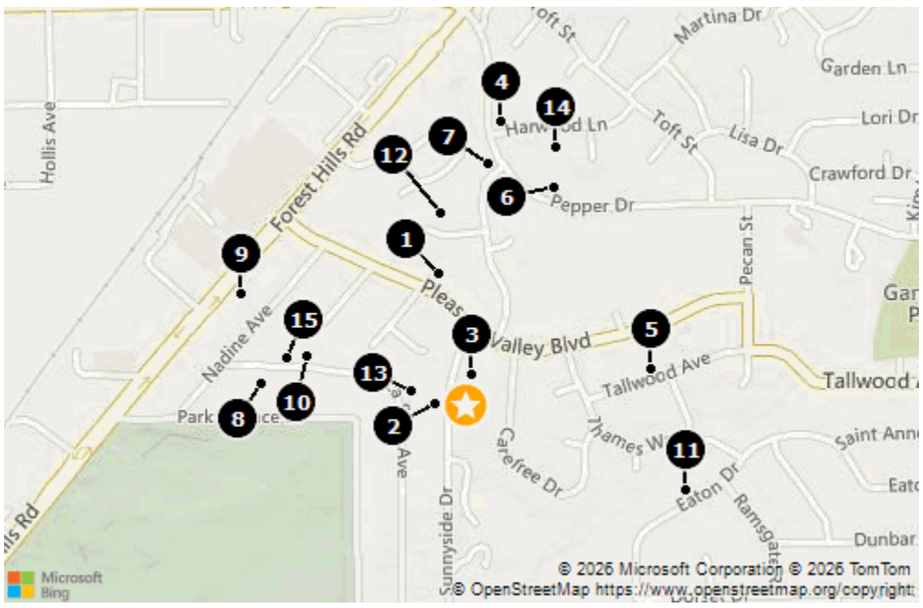
ICE SiteX Report

OrderID: 98692545

SiteX Property Information Report



Subject Property Location

3107 SUNNYSIDE DR, ROCKFORD, IL 61114-6026

County:	**WINNEBAGO IL**	Census Tract:	172010004.033002
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	12-07-279-006	Thomas Bros Pg-Grid:	

Valuation

Value:	**$197,000**	FSD:	14	Common Confidence Score:	42
Value Range:	$169,420 - $224,580	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	001
Assd Land Value:	$8,461	Market Land Value:	$25,383	Tax Year:	2025
Assd Improvement:	$37,194	Market Improvment Value:	$111,582	Total Taxable Value:	$3,060
Total Assessed Value:	$45,655	Total Assessor Market Value:	$136,965	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DBV

Assessment Legal Description

Lot: 6 Block: 2 District: 16 Subdivision: FOREST HILLS VIEW SUB Sec/Twnship/Range: SEC 07 TWN 44 RNG 02
Abbreviated Description: FOREST HILLS VIEW SUB NO 1 PT NE1/4 SEC 7-44-2 LOT 006 BLOCK 002
City/Muni/Twp: ROCKFORD

Property Characteristics

Lot Size:	10,454 SF	Bedrooms:	3	Pool:	
Building Area:	1120 SF	Baths:	1	Fireplace:	
Year Built:	1962	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	Central
Style:	Ranch	Basement:	Full	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/16/2025	Sales Price:	$202,000
Document #:	2517649 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/10/2025		
Document Type:			

Legal Description:
Lot: 6 Block: 2 Section: 7 Subdivision: FOREST HILLS VIEW PLAT NO 1 SUB Map Ref: PB 27 PG 129 Sec/Twnship/Range: LT6 BLK2 FOREST HILLS VIEW PLA

Prior Transfer

Recording Date:	07/10/2025	Sales Price:	$202,000
Document #:	202501764 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6 Block: 2 District: 16 Subdivision: FOREST HILLS VIEW SUB Sec/Twnship/Range: SEC 07 TWN 44 RNG 02
Abbreviated Description: FOREST HILLS VIEW SUB NO 1 PT NE1/4 SEC 7-44-2 LOT 006 BLOCK 002
City/Muni/Twp: ROCKFORD

Prior Transfer

Recording Date:	12/22/2023	Sales Price:	N/A
Document #:	2330096 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/12/2023		
Document Type:			

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Legal Description:
Lot: 6 Block: 2 Section: 7 Subdivision: PLAT OF FOREST HILLS VIEW SUB Map Ref: BK27 PG129 Sec/Twnship/Range: LT6 BLK2 PLAT OF FOREST HILLS

Mortgage Record

Recording Date:	06/09/2020	Loan Amount:	N/A
Document #:	2014977 BK-PG -	Loan Type:	New Conventional
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 6 Block: 2 Section: 7 Subdivision: FOREST HILLS VIEW SUB 1
Abbreviated Description: FOREST HILLS VIEW SUB 1 NE4 T44N R02E SEC7 LT6 BLK2

Prior Transfer

Recording Date:	06/09/2020	Sales Price:	$95,000
Document #:	2014974 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/29/2020		
Document Type:			

Legal Description:
Lot: 6 Block: 2 Section: 7 Subdivision: FOREST HILLS VIEW SUB 1 Map Ref: BK 27 PG 129
Abbreviated Description: FOREST HILLS VIEW SUB 1 NE4 T44N R02E SEC7 LT6 BLK2

Prior Transfer

Recording Date:	11/02/2001	Sales Price:	$84,000
Document #:	0168332 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/26/2001		
Document Type:			

Legal Description:
Lot: 6 Block: 2 Subdivision: FOREST HILLS VIEW SUBDIVISION #1 Map Ref: MB27 PG129 Sec/Twnship/Range: PART NE4 S07T44NR02E 3P

Area Sales Analysis

Total Area Sales	$2,955,000	Median # of Bedrooms	3
Median Lot Size	10,890 SF	Median # of Baths	2
Median Living Area	1,255 SF	Median Year Built	1977
Price Range - 2 Yrs	$60,000 to $294,000	Age Range	23 years to 62 years
Median Value	$195,000	Median Age	49 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**3408 PLEASANT VALLEY BLVD ROCKFORD, IL 61114-5234**	07/29/2026	$175,000	$171	1020	5/3/1	1967	9,583 SF	
		APN: 12-07-276-014 Document #: 2619490 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 6 Block: 1 Section: 7 Subdivision: FOREST HILLS VIEW SUB NO 1 MapRef: PB 27 PG 129 Sec/Twnship/Range: LT6 BLK1 FOREST HILLS VIEW SUB Abbreviated Description: Lot:6 Block:1 Section:7 Subdivision:FOREST HILLS VIEW SUB NO 1 Map Ref:PB 27 PG 129Sec/Twnship/Range:LT6 BLK1 FOREST HILLS VIEW SUB							
2	.04Mi.	**3108 SUNNYSIDE DR ROCKFORD, IL 61114-6027**	07/22/2026	$115,000	$79	1440	6/3/1	1964	7,841 SF	
		APN: 12-07-278-026 Document #: 2618804 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 48 Block: 8 Section: 7 MapRef: PB 18 PG 28 Sec/Twnship/Range: LT48 BLK8 SEC07 T44N R02E Abbreviated Description: Lot:48 Block:8 Section:7 Map Ref:PB 18 PG 28Sec/Twnship/Range:LT48 BLK8 SEC07 T44N R02E							
3	.04Mi.	**3207 SUNNYSIDE DR ROCKFORD, IL 61114-6028**	06/24/2026	$250,000	$165	1508	6/2/2	1970	10,454 SF	
		APN: 12-07-279-003 Document #: 2615959 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Section: 7 Subdivision: FOREST HILLS VIEW SUB NO 1 MapRef: PB 27 PG 129 Sec/Twnship/Range: LT3 BLK2 FOREST HILLS VIEW SUB Abbreviated Description: Lot:3 Block:2 Section:7 Subdivision:FOREST HILLS VIEW SUB NO 1 Map Ref:PB 27 PG 129Sec/Twnship/Range:LT3 BLK2 FOREST HILLS VIEW SUB							
4	.34Mi.	**3734 HARWOOD LN ROCKFORD, IL 61114-5222**	05/18/2026	$250,000	$201	1241	5/3/2	1997	10,890 SF	
		APN: 12-07-227-021 Document #: 2612245 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 3 14 Block: 1 Section: 7 Subdivision: PLAT NO 9 FOREST HILLS VIEW SUB MapRef: PB 38 PG 21B Sec/Twnship/Range: LT3 14 BLK1 PLAT NO 9 FOREST H Abbreviated Description: Lot:3 14 Block:1 Section:7 Subdivision:PLAT NO 9 FOREST HILLS VIEW SUB Map Ref:PB 38 PG 21BSec/Twnship/Range:LT3 14 BLK1 PLAT NO 9 FOREST H							
5	.23Mi.	**3904 TALLWOOD AVE ROCKFORD, IL 61114-6045**	05/15/2026	$196,000	$188	1038	5/3/2	1975	9,148 SF	
		APN: 12-08-154-024 Document #: 2612118 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 23 Section: 8 Subdivision: PLAT NO 4 FOREST HILLS VIEW SUB MapRef: PB 35 PG 48 Sec/Twnship/Range: LT23 PLAT NO 4 FOREST HILLS VI Abbreviated Description: Lot:23 Section:8 Subdivision:PLAT NO 4 FOREST HILLS VIEW SUB Map Ref:PB 35 PG 48Sec/Twnship/Range:LT23 PLAT NO 4 FOREST HILLS VI							
6	.28Mi.	**3970 PEPPER DR ROCKFORD, IL 61114-7280**	05/11/2026	$293,000	$224	1308	7/3/2	2000	17,424 SF	
		APN: 12-07-230-013 Document #: 2611613 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 29 Section: 7 Subdivision: PLAT NO 12 FOREST HILLS VIEW SUB MapRef: PB 41 PG 128A Sec/Twnship/Range: LT29 PLAT NO 12 FOREST HILLS V Abbreviated Description: Lot:29 Section:7 Subdivision:PLAT NO 12 FOREST HILLS VIEW SUB Map Ref:PB 41 PG 128ASec/Twnship/Range:LT29 PLAT NO 12 FOREST HILLS V							
7	.29Mi.	**3833 PEPPER DR ROCKFORD, IL 61114-7223**	04/27/2026	$294,000	$207	1418	6/3/3	2000	12,632 SF	
		APN: 12-07-229-011 Document #: 2610125 Document Type: Price Code: F Land Use: Single Family Residential							

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Legal: Lot: 24 Section: 7 Subdivision: PLAT NO 12 FOREST HILLS VIEW SUB MapRef: PB 41 PG 128A Sec/Twnship/Range: LT24 PLAT NO 12 FOREST HILLS V Abbreviated Description: Lot:24 Section:7 Subdivision:PLAT NO 12 FOREST HILLS VIEW SUB Map Ref:PB 41 PG 128ASec/Twnship/Range:LT24 PLAT NO 12 FOREST HILLS V

8	.25Mi.	**3420 LA SALLE AVE** **ROCKFORD, IL 61114-6012**	04/14/2026	$165,000	$128	1288	5/3/2	2003	8,400 SF

APN: 12-07-253-003 Document #: 2608980
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 6 Block: 6 Section: 7 MapRef: BK 18 PG 28 29 Sec/Twnship/Range: LT6 BLK6 SEC7 T44N R02E Abbreviated Description: Lot:6 Block:6 Section:7 Map Ref:BK 18 PG 28 29Sec/Twnship/Range:LT6 BLK6 SEC7 T44N R02E

9	.3Mi.	**5505 FOREST HILLS RD** **ROCKFORD, IL 61114-5212**	04/02/2026	$60,000	$63	938	7/3/2	1977	6,970 SF

APN: 12-07-251-007 Document #: 2607999
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 18 Block: 5 Section: 7 MapRef: PB 18 PG 28 29 Sec/Twnship/Range: LT18 BLK5 SEC07 T44N R02E Abbreviated Description: Lot:18 Block:5 Section:7 Map Ref:PB 18 PG 28 29Sec/Twnship/Range:LT18 BLK5 SEC07 T44N R02E

10	.2Mi.	**3325 LA SALLE AVE** **ROCKFORD, IL 61114-6011**	03/13/2026	$180,000	$178	1008	6/3/1	1967	8,276 SF

APN: 12-07-252-041 Document #: 2606301
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 9 10 Section: 7 MapRef: PB 18 PG 28 29 Sec/Twnship/Range: LT9 10 BLK4 SEC07 T44N R02E Abbreviated Description: Lot:9 10 Section:7 Map Ref:PB 18 PG 28 29Sec/Twnship/Range:LT9 10 BLK4 SEC07 T44N R02E

11	.28Mi.	**4106 EATON DR** **ROCKFORD, IL 61114-6123**	03/06/2026	$253,000	$97	2604	7/4/2	1983	13,068 SF

APN: 12-08-303-025 Document #: 2605631
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 128 Section: 8-44-2 Subdivision: ROSENQUIST & SCHABACKERS CHATHAM HILLS SUB MapRef: PB36PG79 Sec/Twnship/Range: LT128 ROSENQUIST & SCHABACKERS Abbreviated Description: Lot:128 Section:8-44-2 Subdivision:ROSENQUIST & SCHABACKERS CHATHAM HILLS SUB Map Ref:PB36PG79Sec/Twnship/Range:LT128 ROSENQUIST & SCHABACKERS

12	.23Mi.	**3210 PIPER CT** **ROCKFORD, IL 61114-7245**	02/26/2026	$100,000	$79	1255	4/2/2	1996	10,890 SF

APN: 12-07-229-008 Document #: 2604722
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 72 Section: 7 Subdivision: PLAT NO 10 FOREST HILLS VIEW SUB MapRef: PB 38 PG 103B Sec/Twnship/Range: LT72 PLAT NO 10 FOREST HILLS V Abbreviated Description: Lot:72 Section:7 Subdivision:PLAT NO 10 FOREST HILLS VIEW SUB Map Ref:PB 38 PG 103BSec/Twnship/Range:LT72 PLAT NO 10 FOREST HILLS V

13	.07Mi.	**3107 LA SALLE AVE** **ROCKFORD, IL 61114-6007**	02/11/2026	$159,000	$193	820	8/4/1	1972	11,326 SF

APN: 12-07-278-016 Document #: 2603549
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 24 Block: 8 Section: 7 MapRef: PB 18 PG 28 29 Sec/Twnship/Range: LT24 BLK8 SEC07 T44N R02E Abbreviated Description: Lot:24 Block:8 Section:7 Map Ref:PB 18 PG 28 29Sec/Twnship/Range:LT24 BLK8 SEC07 T44N R02E

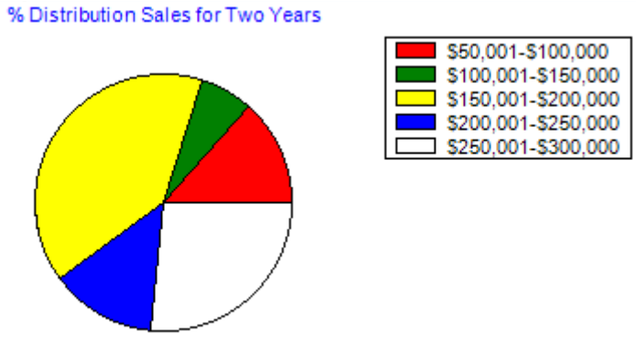
14	.33Mi.	**3793 HARWOOD LN** **ROCKFORD, IL 61114-5299**	01/16/2026	$270,000	$202	1336	5/3/2	1996	13,939 SF

APN: 12-07-230-010 Document #: 2601371
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 19 27-29 Section: 7 Subdivision: PLAT NO 11 FOREST HILLS VIEW SUB MapRef: PB 40 PG 77B Sec/Twnship/Range: LT19 27-29 PLAT NO 11 FOREST H Abbreviated Description: Lot:19 27-29 Section:7 Subdivision:PLAT NO 11 FOREST HILLS VIEW SUB Map Ref:PB 40 PG 77BSec/Twnship/Range:LT19 27-29 PLAT NO 11 FOREST H

15	.23Mi.	**3407 LA SALLE AVE** **ROCKFORD, IL 61114-6012**	11/26/2025	$195,000	$197	988	5/3/1	1966	10,890 SF

APN: 12-07-252-039 Document #: 2530992
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 7 8 Block: 4 Section: 7 Subdivision: HARLEM HILLS SUB MapRef: PB 18 PG 28 29 Sec/Twnship/Range: LT7 8 BLK4 HARLEM HILLS SUB SE Abbreviated Description: Lot:7 8 Block:4 Section:7 Subdivision:HARLEM HILLS SUB Map Ref:PB 18 PG 28 29Sec/Twnship/Range:LT7 8 BLK4 HARLEM HILLS SUB SE

Comparable Sales Chart



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.

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.

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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.	**3107 SUNNYSIDE DR**	**07/10/2025**	$136,965	$45,655	1,120	5/3/1	1962	10,454 SF	
.01Mi.	**3111 SUNNYSIDE DR**	**11/20/2023**	$169,314	$56,438	1,606	7/4/2	1962	10,019 SF	
.01Mi.	**3103 SUNNYSIDE DR**	**03/25/2004**	$125,607	$41,869	1,104	6/3/1	1962	11,761 SF	
.02Mi.	**3203 SUNNYSIDE DR**	**02/18/2022**	$141,708	$47,236	912	5/3/2	1971	10,019 SF	
.03Mi.	**3206 CAREFREE DR**	**11/17/2015**	$129,270	$43,090	1,000	5/2/1	1974	11,761 SF	
.03Mi.	**3202 CAREFREE DR**	**02/11/2014**	$140,676	$46,892	1,248	6/4/1	1971	11,326 SF	
.04Mi.	**3210 CAREFREE DR**	**12/15/2022**	$128,802	$42,934	1,049	5/2/1	1967	12,197 SF	
.04Mi.	**3207 SUNNYSIDE DR**	**03/06/2024**	$160,989	$53,663	1,508	6/2/2	1970	10,454 SF	
.04Mi.	**3108 SUNNYSIDE DR**	**07/28/2016**	$152,286	$50,762	1,440	6/3/1	1964	7,841 SF	
.04Mi.	**3104 SUNNYSIDE DR**	**10/09/2025**	$192,528	$64,176	1,760	6/3/1	1952	10,890 SF	
.04Mi.	**3128 SUNNYSIDE DR**	**05/09/2025**	$132,516	$44,172	1,138	5/3/1	1964	8,712 SF	
.04Mi.	**3214 CAREFREE DR**	**11/08/2021**	$147,681	$49,227	888	6/2/2	1972	10,890 SF	
.05Mi.	**3202 SUNNYSIDE DR**	**02/05/2021**	$178,950	$59,650	1,587	5/3/1	1962	12,197 SF	
.05Mi.	**3211 SUNNYSIDE DR**	**02/27/2001**	$124,308	$41,436	1,056	5/3/1	1955	10,019 SF	
.05Mi.	**3030 SUNNYSIDE DR**	**10/21/2022**	$177,159	$59,053	1,828	6/3/1	1954	6,970 SF	
.05Mi.	**3206 SUNNYSIDE DR**	**08/14/2024**	$191,724	$63,908	1,248	8/4/2	1963	12,632 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	46.2 years old	Households:	6,339
Median Household Income:	$86,335	Households w/Family:	64%
Household Income Per Capita:	$46,793	Households w/Family Married:	51%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	20%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.90Mi.	**Eisenhower Middle School** Number of Students: 963 Student-Teacher Ratio: 16.95	D	Public	6 - 8
3.49Mi.	**Thurgood Marshall School** Number of Students: 514 Student-Teacher Ratio: 17.85	A+	Public	5 - 8
3.15Mi.	**Haskell Elementary School** Number of Students: 301 Student-Teacher Ratio: 15.05	B	Public	KG - 5
1.80Mi.	**Guilford High School** Number of Students: 2,216 Student-Teacher Ratio: 19.51 Advanced Placement: Yes	D	Public	9 - 12
0.35Mi.	**Carlson Elementary School** Number of Students: 390 Student-Teacher Ratio: 17.89	C-	Public	KG - 5

Flood Report

The Subject Property of **3107 SUNNYSIDE DR, ROCKFORD, IL 61114-6026** 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	98%	SIMILAR
BURGLARY	66%	NOTABLY LOWER
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	106%	SIMILAR
FORCIBLE RAPE	87%	LOWER
MURDER	76%	NOTABLY LOWER
OVERALL	53%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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