

Single Family Residence **RESIDENTIAL**

745 RICE ST

WOOD RIVER, IL 62095

\$69,815 TopHap Estimate · \$91 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

1

BATHS

768 ft²

LIVING AREA

0.14 ac

LOT SIZE

1925

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$70K

\$61K low

\$78K high

Last Sale

\$43,000 · Apr 3, 2007

Est. Owner Equity

\$29,315

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$1,676 (2025)
Assessed Value	\$25,070
Previous Assessed	\$23,130
Assessor Market Value	\$75,210

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	MADISON
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Central
Pool	No

CLIMATE RISK

73
 FLOOD

1
 WILDFIRE

82
 HEAT

69
 STORM

4
 DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 30, 2007	Resale	Warranty Deed	\$43,000	\$56	\$41K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Alton-Wood River High School	High	9–12	0.1 mi
East Alton Middle School	Middle	6–8	0.6 mi
Eastwood Elementary School	Elementary	KG–5	0.6 mi

District: East Alton School District 13

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.

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 NEIGHBORHOOD · ZIP 62095

125 CRIME INDEX	93 AIR POLLUTION	10,408 POPULATION	\$70K MEDIAN IN-COME	55°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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