

Single Family Residence **RESIDENTIAL**

## 2603 RUTLEDGE ST

ALTON, IL 62002

**\$56,748** TopHap Estimate · \$84 / ft<sup>2</sup> · confidence 74 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**672 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1935**

YEAR BUILT

**1**

STORIES

**4**

ROOMS

**1**

PARKING

### VALUATION

**\$57K**

\$42K low

\$71K high

Est. Owner Equity

**\$0**

Loan-to-Value

**112%**

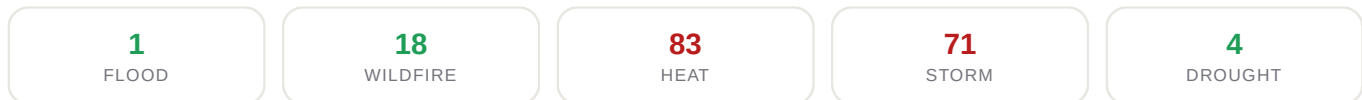
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,355 (2025) |
| Assessed Value        | \$22,930       |
| Previous Assessed     | \$20,740       |
| Assessor Market Value | \$68,790       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | MADISON                 |
| Lot (acres)   | 0.12                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Gilson Brown Elementary School | Elementary | KG–1   | 1.4 mi   |
| Alton High School              | High       | 9–12   | 2.2 mi   |
| Alton Middle School            | Middle     | 6–8    | 2.5 mi   |

District: Alton Community Unit School District 11

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 62002

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>135</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>28,813</b><br>POPULATION | <b>\$61K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>59%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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