

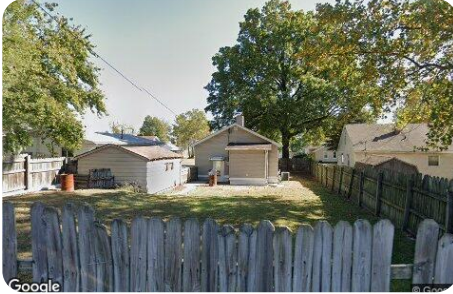
Single Family Residence

RESIDENTIAL

770 RICE ST

WOOD RIVER, IL 62095

\$95,028 TopHap Estimate · \$116 / ft² · confidence 83 · as of Jul 14, 2026



3

BEDS

1

BATHS

816 ft²

LIVING AREA

0.16 ac

LOT SIZE

1925

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$95K

\$79K low

\$111K high

Last Sale

\$102,500 · Nov 15, 2023

Est. Owner Equity

\$0

Loan-to-Value

109%

TAX & ASSESSMENT

Property Tax	\$1,898 (2025)
Assessed Value	\$25,910
Previous Assessed	\$23,920
Assessor Market Value	\$77,730

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	MADISON
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

CLIMATE RISK

49 FLOOD	1 WILDFIRE	82 HEAT	69 STORM	4 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 9, 2023	Resale	Warranty Deed	\$102,500	\$126	\$101K
Sep 11, 2009	Resale	Warranty Deed	\$73,000	\$89	\$71K
Aug 15, 2006	Financing	Intrafamily Transfer			\$61K
Apr 4, 2000	Resale	Grant Deed	\$58,000	\$71	\$55K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Alton-Wood River High School	High	9–12	0.2 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.

| 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.

| OWNERSHIP

Occupancy	Owner occupied
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