

Single Family Residence **RESIDENTIAL**

823 RICE ST

WOOD RIVER, IL 62095

\$92,682 TopHap Estimate · \$81 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,144 ft²

LIVING AREA

0.14 ac

LOT SIZE

1920

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$93K

\$84K low

\$102K high

Last Sale

\$86,500 · Oct 8, 2009

Est. Owner Equity

\$3,464

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$2,826 (2025)
Assessed Value	\$35,680
Previous Assessed	\$32,930
Assessor Market Value	\$107,040

PROPERTY FACTS

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

CLIMATE RISK

1 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
Oct 5, 2009	Resale	Warranty Deed	\$86,500	\$76	\$85K

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	0.5 mi
Eastwood Elementary School	Elementary	KG–5	0.5 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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