

Single Family Residence **RESIDENTIAL**

769 RICE ST

WOOD RIVER, IL 62095

\$94,154 TopHap Estimate · \$140 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

1

BATHS

672 ft²

LIVING AREA

0.14 ac

LOT SIZE

1925

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$94K

\$83K low

\$106K high

Last Sale

\$65,000 · Oct 19, 2020

Est. Owner Equity

\$32,404

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$1,630 (2025)
Assessed Value	\$30,340
Previous Assessed	\$28,000
Assessor Market Value	\$91,020

PROPERTY FACTS

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

CLIMATE RISK

80 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 21, 2020	Quitclaim	Quit Claim Transfer			
Sep 24, 2020	Resale	Warranty Deed	\$65,000	\$97	\$62K
Mar 28, 2013	Recorded document	Warranty Deed			
Nov 26, 2012	Recorded document	Trustees Deed			
Jul 17, 2000	Resale	Grant Deed	\$60,000	\$89	\$60K
Nov 2, 1999	Resale	Grant Deed	\$22,500	\$33	

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	0.5 mi

Eastwood Elementary School	Elementary	KG–5	0.6 mi
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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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