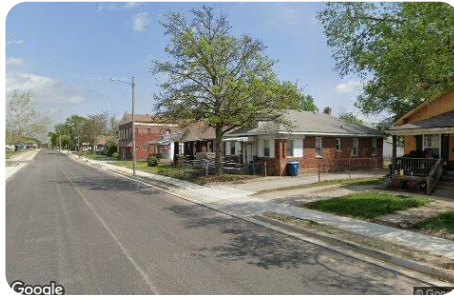


Duplex (2 Units, Any Combination)

RESIDENTIAL

# 409 N WOOD RIVER AVE

WOOD RIVER, IL 62095



4

BEDS

2

BATHS

1,568 ft<sup>2</sup>

LIVING AREA

0.11 ac

LOT SIZE

1922

YEAR BUILT

1

STORIES

6

ROOMS

## VALUATION

Last Sale

\$12,500 · Sep 9, 2009

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,686 (2025) |
| Assessed Value        | \$19,260       |
| Previous Assessed     | \$17,780       |
| Assessor Market Value | \$57,780       |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Duplex Single                     |
| County        | MADISON                           |
| Lot (acres)   | 0.11                              |
| Construction  | Frame (Unspecified)               |
| Heating       | Yes                               |
| Cooling       | Central                           |
| Pool          | No                                |

Porch · 307 ft²

## CLIMATE RISK

|             |               |            |             |              |
|-------------|---------------|------------|-------------|--------------|
| 43<br>FLOOD | 1<br>WILDFIRE | 82<br>HEAT | 69<br>STORM | 4<br>DROUGHT |
|-------------|---------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE    | \$/FT² | LOAN |
|--------------|-------------------|---------------------|----------|--------|------|
| Feb 25, 2013 | Quitclaim         | Quit Claim Transfer |          |        |      |
| Feb 11, 2011 | Resale            | Warranty Deed       | \$17,000 | \$11   |      |
| Jul 9, 2009  | Quitclaim         | Quit Claim Transfer | \$12,500 | \$8    |      |
| Nov 15, 2005 | Recorded document | Tax Deed            |          |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| East Alton-Wood River High School | High       | 9–12   | 0.5 mi   |
| Lewis-Clark Jr High School        | Middle     | 6–8    | 0.6 mi   |
| Lewis-Clark Elementary School     | Elementary | KG–5   | 0.6 mi   |

District: Wood River-Hartford Elementary School District 15

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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>125</b><br>CRIME INDEX | <b>93</b><br>AIR POLLUTION | <b>10,408</b><br>POPULATION | <b>\$70K</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>Absentee owner</b> |
|-----------|-----------------------|