

Rural Residence

RESIDENTIAL

452 PROSPECT ST

WOOD RIVER, IL 62095

\$126,692 TopHap Estimate · \$160 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

792 ft²

LIVING AREA

0.15 ac

LOT SIZE

1930

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$127K

\$113K low

\$140K high

Last Sale

\$130,000 · Oct 30, 2023

Est. Owner Equity

\$0

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$2,741 (2025)
Assessed Value	\$37,230
Previous Assessed	\$34,360
Assessor Market Value	\$111,690

PROPERTY FACTS

Property Type	Rural Residence
County	MADISON
Lot (acres)	0.15
Construction	Frame (Unspecified)
Foundation	No Foundation
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

CLIMATE RISK

40 FLOOD	1 WILDFIRE	82 HEAT	69 STORM	4 DROUGHT
-------------	---------------	------------	-------------	--------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 20, 2023	Resale	Warranty Deed	\$130,000	\$164	\$128K
Feb 8, 2023	Resale	Special Warranty Deed	\$56,500	\$71	
Aug 30, 2022	Financing	Foreclosure			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lewis-Clark Jr High School	Middle	6–8	0.3 mi
Lewis-Clark Elementary School	Elementary	KG–5	0.3 mi
East Alton-Wood River High School	High	9–12	0.8 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

125 CRIME INDEX	93 AIR POLLUTION	10,408 POPULATION	\$70K MEDIAN IN-COME	55°F AVG TEMP	59% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------