

Single Family Residence **RESIDENTIAL**

765 CONDIT ST

WOOD RIVER, IL 62095

\$68,859 TopHap Estimate · \$102 / ft² · confidence 87 · as of Jul 14, 2026



2

BEDS

1

BATHS

672 ft²

LIVING AREA

0.14 ac

LOT SIZE

1926

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$69K

\$60K low

\$78K high

Last Sale

\$63,500 · Oct 3, 2023

Est. Owner Equity

\$4,703

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$1,676 (2025)
Assessed Value	\$25,060
Previous Assessed	\$23,130
Assessor Market Value	\$75,180

PROPERTY FACTS

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

CLIMATE RISK

84 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
Sep 15, 2023	Resale	Warranty Deed	\$63,500	\$94	\$54K
Jul 3, 2010	Resale	Warranty Deed	\$51,500	\$77	\$41K
Dec 21, 2007	Quitclaim	Quit Claim Transfer			
Jan 10, 2001	Resale	Grant Deed	\$38,000	\$57	
Jul 13, 2000	Recorded document	Grant Deed			
Oct 9, 1996	Resale	Grant Deed	\$37,000	\$55	\$35K

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	0.5 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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