

Single Family Residence **RESIDENTIAL**

# 2525 RANDOLPH ST

ALTON, IL 62002

**\$135,708** TopHap Estimate · \$149 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**912 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

**1964**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$136K**

**\$119K low**

**\$152K high**

Last Sale

**\$100,000 · Nov 1, 2022**

Est. Owner Equity

**\$38,708**

Loan-to-Value

**75%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,629 (2025) |
| Assessed Value        | \$43,280       |
| Previous Assessed     | \$41,540       |
| Assessor Market Value | \$129,840      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Ranch                                 |
| County        | MADISON                               |
| Lot (acres)   | 0.30                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Heating       | Yes                                   |
| Cooling       | Central                               |
| Pool          | No                                    |

Shed · 4,350 ft²

## CLIMATE RISK

48  
FLOOD

31  
WILDFIRE

83  
HEAT

71  
STORM

4  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN  |
|--------------|-------------------|---------------------|-----------|--------|-------|
| Oct 5, 2022  | Resale            | Warranty Deed       | \$100,000 | \$110  | \$97K |
| Jun 29, 2007 | Resale            | Warranty Deed       | \$79,000  | \$87   | \$63K |
| Jun 29, 2007 | Recorded document | Warranty Deed       |           |        |       |
| May 4, 1998  | Quitclaim         | Quit Claim Transfer |           |        |       |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Alton High School              | High       | 9–12   | 0.5 mi   |
| Alton Middle School            | Middle     | 6–8    | 1.9 mi   |
| Eunice Smith Elementary School | Elementary | KG–2   | 2.0 mi   |

District: Alton Community Unit School District 11

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 62002

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>135</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>28,813</b><br>POPULATION | <b>\$61K</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>Owner occupied</b> |
|-----------|-----------------------|