

Single Family Residence **RESIDENTIAL**

823 N WOOD RIVER AVE

WOOD RIVER, IL 62095

\$100,450 TopHap Estimate · \$86 / ft² · confidence 83 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,168 ft²

LIVING AREA

0.27 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$100K

\$83K low

\$118K high

Last Sale

\$77,000 · Mar 7, 2012

Est. Owner Equity

\$19,450

Loan-to-Value

85%

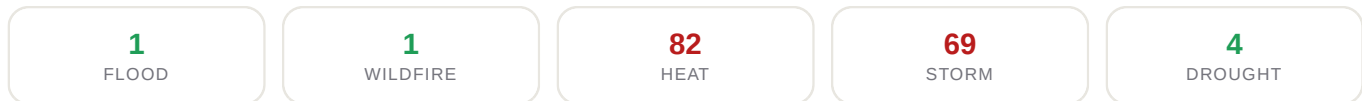
TAX & ASSESSMENT

Property Tax	\$2,892 (2025)
Assessed Value	\$36,370
Previous Assessed	\$33,570
Assessor Market Value	\$109,110

PROPERTY FACTS

Property Type	Single Family Residence
County	MADISON
Lot (acres)	0.27
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 2, 2012	Non-arms-length	Grant Deed	\$77,000	\$66	\$75K
Jun 23, 2009	Quitclaim	Quit Claim Transfer			
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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	0.4 mi
Eastwood Elementary School	Elementary	KG–5	0.4 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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