

Single Family Residence

RESIDENTIAL

304 CRESTVIEW DR

WOOD RIVER, IL 62095

\$158,571 TopHap Estimate · \$171 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

1

BATHS

928 ft²

LIVING AREA

0.21 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$159K

\$142K low

\$175K high

Last Sale

\$125,000 · May 26, 2022

Est. Owner Equity

\$158,571

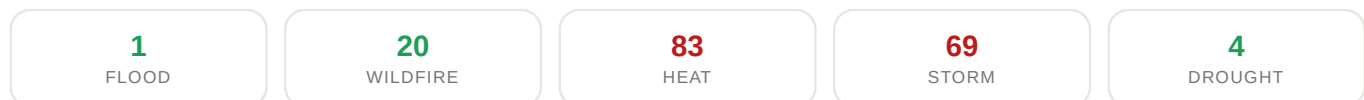
TAX & ASSESSMENT

Property Tax	\$1,617 (2025)
Assessed Value	\$41,210
Previous Assessed	\$38,040
Assessor Market Value	\$123,630

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	MADISON
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
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
May 26, 2022	Resale	Deed	\$125,000	\$135	
Feb 25, 2022	Financing	Deed			
Feb 26, 2016	Resale	Grant Deed	\$74,000	\$80	
Jun 10, 2002	Resale	Grant Deed	\$625,033	\$674	
Oct 30, 1997	Resale	Grant Deed	\$54,500	\$59	\$44K
Nov 21, 1996	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Primary School	Elementary	PK–2	1.6 mi
Roxana Junior High School	Middle	6–8	1.6 mi
Roxana Senior High School	High	9–12	1.6 mi

District: Roxana Community Unit School District 1

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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