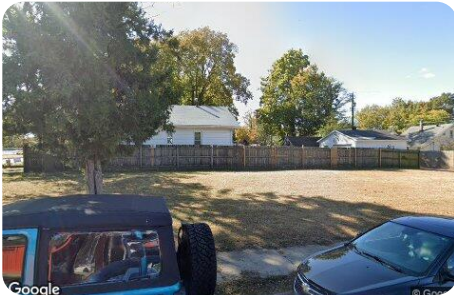


Residential - Vacant Land

RESIDENTIAL

752 N WOOD RIVER AVE

WOOD RIVER, IL 62095



4

BEDS

3.5

BATHS

1,680 ft²

LIVING AREA

0.15 ac

LOT SIZE

1925

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

Last Sale

\$85,000 · Sep 12, 2023

TAX & ASSESSMENT

Property Tax	\$726 (2025)
Assessed Value	\$8,290
Previous Assessed	\$7,650
Assessor Market Value	\$24,870

PROPERTY FACTS

Property Type	Residential - Vacant Land
Style	Conventional
County	MADISON
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

68 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	\$/FT²	LOAN
Sep 8, 2023	Resale	Warranty Deed	\$85,000	\$51	\$82K
Jul 12, 2019	Recorded document	Warranty Deed			
May 1, 2015	Recorded document	Grant Deed			
Jun 8, 2004	Resale	Grant Deed	\$15,000	\$9	

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	0.6 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	Absentee owner
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