

Single Family Residence **RESIDENTIAL**

764 N WOOD RIVER AVE

WOOD RIVER, IL 62095

\$36,472 TopHap Estimate · \$77 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

476 ft²

LIVING AREA

0.14 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$36K

\$34K low

\$38K high

Last Sale

\$169,000 · Apr 6, 2022

Est. Owner Equity

\$36,472

TAX & ASSESSMENT

Property Tax	\$1,767 (2025)
Assessed Value	\$20,180
Previous Assessed	\$18,620
Assessor Market Value	\$60,540

PROPERTY FACTS

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

CLIMATE RISK

80 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
Apr 6, 2022	Resale	Warranty Deed	\$169,000	\$355	\$150K
Mar 21, 2022	Resale	Warranty Deed	\$90,000	\$189	
May 20, 2008	Non-arms-length	Warranty Deed	\$65,000	\$137	

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	Absentee owner
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