

Single Family Residence **RESIDENTIAL**

3208 ROCK HILL RD

WOOD RIVER, IL 62095

\$379,661 TopHap Estimate · \$192 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,976 ft²

LIVING AREA

2.22 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$380K

\$322K low

\$437K high

Last Sale

\$35,500 · Nov 3, 2005

Est. Owner Equity

\$69,661

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$7,119 (2025)
Assessed Value	\$110,190
Previous Assessed	\$103,180
Assessor Market Value	\$330,570

PROPERTY FACTS

Property Type	Single Family Residence
County	MADISON
Lot (acres)	2.22
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 572 ft²

CLIMATE RISK

59
FLOOD

21
WILDFIRE

83
HEAT

69
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 21, 2021	Financing	Intrafamily Transfer			\$155K
Jan 11, 2023	Financing	Intrafamily Transfer			
Jan 1, 2015	Quitclaim	Quit Claim Transfer			
Aug 30, 2004	Non-arms-length	Warranty Deed	\$35,500	\$18	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
N.O. Nelson Elementary School	Elementary	KG–2	4.7 mi
Lincoln Middle School	Middle	6–8	5.4 mi
Edwardsville High School	High	9–12	6.1 mi

District: Edwardsville Community Unit School District 7

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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