

Single Family Residence **RESIDENTIAL**

3246 ROCK HILL RD

WOOD RIVER, IL 62095

\$304,407 TopHap Estimate · \$282 / ft² · confidence 70 · as of Jul 14, 2026

2

BEDS

1

BATHS

1,080 ft²

LIVING AREA

2.64 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$304K

\$215K low

\$394K high

Est. Owner Equity

\$158,667

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax

\$3,081 (2025)

Assessed Value

\$60,100

Previous Assessed

\$56,280

Assessor Market Value

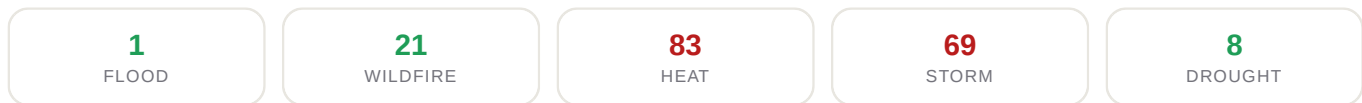
\$180,300

PROPERTY FACTS

Property Type	Single Family Residence
County	MADISON
Lot (acres)	2.64
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 592 ft²

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
N.O. Nelson Elementary School	Elementary	KG–2	4.5 mi
Lincoln Middle School	Middle	6–8	5.2 mi
Edwardsville High School	High	9–12	5.9 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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