

Single Family Residence **RESIDENTIAL**

971 N WOOD RIVER AVE

WOOD RIVER, IL 62095

\$81,471 TopHap Estimate · \$117 / ft² · confidence 59 · as of Jun 23, 2026



3

BEDS

1

BATHS

694 ft²

LIVING AREA

0.17 ac

LOT SIZE

1926

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$81K

\$48K low

\$115K high

Last Sale

\$65,000 · Apr 7, 2025

Est. Owner Equity

\$26,471

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$1,546 (2025)
Assessed Value	\$16,280
Previous Assessed	\$15,030
Assessor Market Value	\$48,840

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	MADISON
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

CLIMATE RISK

39 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 1, 2025	Resale	Warranty Deed	\$65,000	\$94	\$55K
Oct 20, 2022	Resale	Warranty Deed	\$40,000	\$58	\$32K
Oct 26, 2017	Resale	Warranty Deed	\$24,000	\$35	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Alton-Wood River High School	High	9–12	0.2 mi
East Alton Middle School	Middle	6–8	0.3 mi
Eastwood Elementary School	Elementary	KG–5	0.3 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	Owner occupied
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