

Single Family Residence **RESIDENTIAL**

784 N WOOD RIVER AVE

WOOD RIVER, IL 62095

\$71,348 TopHap Estimate · \$98 / ft² · confidence 76 · as of Jul 14, 2026



4

BEDS

1

BATHS

728 ft²

LIVING AREA

0.14 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$71K

\$54K low

\$88K high

Est. Owner Equity

\$39,348

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$1,460 (2025)
Assessed Value	\$32,660
Previous Assessed	\$35,050
Assessor Market Value	\$97,980

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

52
FLOOD

1
WILDFIRE

82
HEAT

69
STORM

4
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 21, 2016	Quitclaim	Quit Claim Transfer			\$32K

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	Owner occupied
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