

Single Family Residence **RESIDENTIAL**

712 CONDIT ST

WOOD RIVER, IL 62095

\$109,231 TopHap Estimate · \$98 / ft² · confidence 85 · as of Jul 14, 2026



5
BEDS

1
BATHS

1,120 ft²
LIVING AREA

4,000 ft²
LOT SIZE

1910
YEAR BUILT

1
STORIES

7
ROOMS

VALUATION

\$109K

\$92K low

\$126K high

Last Sale

\$109,000 · Jun 16, 2026

Est. Owner Equity

\$35,057

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$1,190 (2025)
Assessed Value	\$19,510
Previous Assessed	\$18,000
Assessor Market Value	\$58,530

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	MADISON
Lot (acres)	0.09
Construction	Frame (Unspecified)
Foundation	No Foundation
Heating	Yes
Cooling	Central
Pool	No

CLIMATE RISK

57 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
Jun 5, 2026	Resale	Warranty Deed	\$109,000	\$97	\$107K
Jan 20, 2023	Resale	Warranty Deed	\$71,000	\$63	\$70K
Nov 22, 2021	Quitclaim	Quit Claim Transfer	\$5,000	\$4	
Feb 26, 2021	Quitclaim	Quit Claim Transfer			
Feb 24, 2016	Resale	Grant Deed	\$5,700	\$5	

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	0.6 mi
Eastwood Elementary School	Elementary	KG–5	0.6 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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