

Rural Residence

**RESIDENTIAL**

# 729 CONDIT ST

WOOD RIVER, IL 62095

**\$78,384** TopHap Estimate · \$94 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**832 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1925**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$78K**

\$72K low

\$85K high

Last Sale

**\$65,000 · Nov 5, 2021**

Est. Owner Equity

**\$78,384**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,341 (2025) |
| Assessed Value        | \$32,660       |
| Previous Assessed     | \$30,140       |
| Assessor Market Value | \$97,980       |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Rural Residence     |
| Style         | Conventional        |
| County        | MADISON             |
| Lot (acres)   | 0.14                |
| Construction  | Frame (Unspecified) |
| Foundation    | No Foundation       |
| Heating       | Yes                 |
| Cooling       | Central             |
| Pool          | No                  |

Shed · 80 ft²

## CLIMATE RISK

54

FLOOD

1

WILDFIRE

82

HEAT

69

STORM

4

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE    | \$/FT² | LOAN |
|--------------|--------|---------------|----------|--------|------|
| Oct 12, 2021 | Resale | Warranty Deed | \$65,000 | \$78   |      |

## 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>125</b><br>CRIME INDEX | <b>93</b><br>AIR POLLUTION | <b>10,408</b><br>POPULATION | <b>\$70K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>59%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|