

Single Family Residence **RESIDENTIAL**

5 MAGNOLIA ST

WOOD RIVER, IL 62095

\$442,014 TopHap Estimate · \$215 / ft² · confidence 93 · as of Jul 14, 2026



6

BEDS

2

BATHS

2,055 ft²

LIVING AREA

0.27 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$442K

\$412K low

\$472K high

Last Sale

\$384,000 · Sep 8, 2022

Est. Owner Equity

\$208,014

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$9,709 (2025)
Assessed Value	\$145,840
Previous Assessed	\$134,600
Assessor Market Value	\$437,520

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	MADISON
Lot (acres)	0.27
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	31 WILDFIRE	83 HEAT	72 STORM	4 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 1, 2022	Resale	Warranty Deed	\$384,000	\$187	\$234K
Oct 2, 2017	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Civic Memorial High School	High	9–12	0.8 mi
Trimpe Middle School	Middle	6–8	0.8 mi
Bethalto East Primary School	Elementary	PK–1	0.8 mi

District: Bethalto Consolidated Unit School District 8

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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