

Single Family Residence **RESIDENTIAL**

604 TIPTON AVE

WOOD RIVER, IL 62095

\$109,096 TopHap Estimate · \$111 / ft² · confidence 86 · as of Jul 14, 2026



2

BEDS

1

BATHS

982 ft²

LIVING AREA

0.22 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$109K

\$93K low

\$125K high

Last Sale

\$125,000 · Dec 22, 2023

Est. Owner Equity

\$9,096

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$1,237 (2025)
Assessed Value	\$24,980
Previous Assessed	\$23,060
Assessor Market Value	\$74,940

PROPERTY FACTS

Property Type	Single Family Residence
County	MADISON
Lot (acres)	0.22
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

86
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
Dec 15, 2023	Resale	Warranty Deed	\$125,000	\$127	\$100K
Dec 14, 2021	Financing	Intrafamily Transfer			
Apr 18, 2019	Resale	Warranty Deed	\$54,000	\$55	\$43K
Mar 8, 2019	Resale	Warranty Deed	\$28,000	\$29	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lewis-Clark Jr High School	Middle	6–8	0.4 mi
Lewis-Clark Elementary School	Elementary	KG–5	0.4 mi
East Alton-Wood River High School	High	9–12	0.5 mi

District: Wood River-Hartford Elementary School District 15

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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