

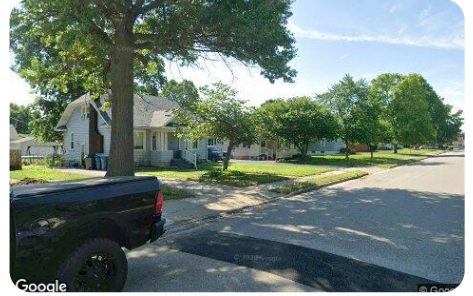
Single Family Residence

RESIDENTIAL

475 TIPTON AVE

WOOD RIVER, IL 62095

\$209,213 TopHap Estimate · \$267 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

784 ft²

LIVING AREA

0.15 ac

LOT SIZE

1924

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$209K

\$191K low

\$228K high

Last Sale

\$195,000 · Dec 6, 2024

Est. Owner Equity

\$17,745

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$3,905 (2025)
Assessed Value	\$44,600
Previous Assessed	\$41,160
Assessor Market Value	\$133,800

PROPERTY FACTS

Property Type	Single Family Residence
County	MADISON
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 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
Dec 5, 2024	Resale	Warranty Deed	\$195,000	\$249	\$191K
Dec 4, 2024	Quitclaim	Quit Claim Transfer			
Jun 29, 2021	Resale	Deed	\$93,000	\$119	
Jul 18, 2017	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lewis-Clark Jr High School	Middle	6–8	0.3 mi
Lewis-Clark Elementary School	Elementary	KG–5	0.3 mi
East Alton-Wood River High School	High	9–12	0.6 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	Absentee owner
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