

Single Family Residence **RESIDENTIAL**

# 6 MIMOSA DR

WOOD RIVER, IL 62095

**\$283,802** TopHap Estimate · \$273 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,040 ft<sup>2</sup>**

LIVING AREA

**0.43 ac**

LOT SIZE

**1964**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

## Pre-foreclosure (NOS)

Auction scheduled for Mar 20, 2025.

## VALUATION

**\$284K**

\$254K low

\$314K high

|                   |                          |
|-------------------|--------------------------|
| Last Sale         | \$268,000 · Oct 28, 2025 |
| Est. Owner Equity | \$29,202                 |
| Loan-to-Value     | 91%                      |

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,090 (2025) |
| Assessed Value        | \$58,570       |
| Previous Assessed     | \$54,050       |
| Assessor Market Value | \$175,710      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Bi-Level                              |
| County        | MADISON                               |
| Lot (acres)   | 0.43                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Heating       | Yes                                   |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |
| Pool          | No                                    |

Porch · 169 ft²

## CLIMATE RISK

1  
FLOOD

34  
WILDFIRE

83  
HEAT

69  
STORM

4  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Oct 14, 2025 | Resale | Warranty Deed | \$268,000 | \$258  | \$255K |
| Jul 31, 2025 | Resale | Warranty Deed | \$110,000 | \$106  | \$385K |
| Mar 25, 2025 | Resale | Warranty Deed | \$87,000  | \$84   | \$142K |
| Apr 18, 2022 | Resale | Warranty Deed | \$188,000 | \$181  | \$184K |
| Jan 15, 2014 | Resale | Warranty Deed | \$30,500  | \$29   |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Roxana Junior High School | Middle     | 6–8    | 1.3 mi   |
| Roxana Senior High School | High       | 9–12   | 1.3 mi   |
| South Primary School      | Elementary | PK–2   | 2.4 mi   |

District: Roxana Community Unit School District 1

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 | Owner occupied |
|-----------|----------------|