

Single Family Residence **RESIDENTIAL**

7 MAGNOLIA ST

WOOD RIVER, IL 62095

\$198,944 TopHap Estimate · \$191 / ft² · confidence 84 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,040 ft²

LIVING AREA

0.29 ac

LOT SIZE

1962

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$199K

\$166K low

\$232K high

Est. Owner Equity

\$155,944

Loan-to-Value

25%

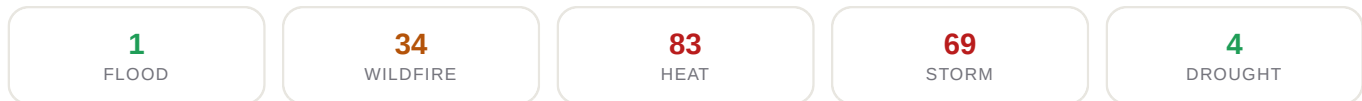
TAX & ASSESSMENT

Property Tax	\$3,122 (2025)
Assessed Value	\$59,440
Previous Assessed	\$54,860
Assessor Market Value	\$178,320

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	MADISON
Lot (acres)	0.29
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roxana Junior High School	Middle	6–8	1.2 mi
Roxana Senior High School	High	9–12	1.2 mi
South Primary School	Elementary	PK–2	2.3 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

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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