

Single Family Residence **RESIDENTIAL**

## 21 MIMOSA DR

WOOD RIVER, IL 62095

**\$199,493** TopHap Estimate · \$167 / ft<sup>2</sup> · confidence 82 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,192 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**1961**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

### VALUATION

**\$199K**

\$164K low

\$235K high

Est. Owner Equity

**\$130,863**

Loan-to-Value

**44%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,483 (2025) |
| Assessed Value        | \$47,720       |
| Previous Assessed     | \$44,040       |
| Assessor Market Value | \$143,160      |

## PROPERTY FACTS

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

Porch · 288 ft²

## CLIMATE RISK

**1**  
FLOOD

**34**  
WILDFIRE

**83**  
HEAT

**69**  
STORM

**4**  
DROUGHT

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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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 | <b>Owner occupied</b> |
|-----------|-----------------------|