

Single Family Residence **RESIDENTIAL**

# 3 MIMOSA DR

WOOD RIVER, IL 62095

**\$194,049** TopHap Estimate · \$311 / ft<sup>2</sup> · confidence 83 · as of Jul 14, 2026



**4**  
BEDS

**2**  
BATHS

**624 ft<sup>2</sup>**  
LIVING AREA

**0.36 ac**  
LOT SIZE

**1977**  
YEAR BUILT

**2**  
STORIES

**6**  
ROOMS

## VALUATION

**\$194K**

\$161K low

\$227K high

Est. Owner Equity

**\$124,049**

Loan-to-Value

**41%**

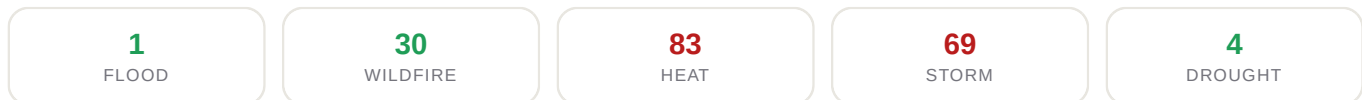
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,071 (2025) |
| Assessed Value        | \$58,650       |
| Previous Assessed     | \$54,130       |
| Assessor Market Value | \$175,950      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | MADISON                 |
| Lot (acres)   | 0.36                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|---------------------|-------|--------------------|-------|
| Aug 21, 2003 | Quitclaim | Quit Claim Transfer |       |                    | \$70K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Roxana Junior High School | Middle     | 6–8    | 1.3 mi   |
| Roxana Senior High School | High       | 9–12   | 1.4 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>125</div> <div>CRIME INDEX</div> | <div>93</div> <div>AIR POLLUTION</div> | <div>10,408</div> <div>POPULATION</div> | <div>\$70K</div> <div>MEDIAN IN-COME</div> | <div>55°F</div> <div>AVG TEMP</div> | <div>59%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

| OWNERSHIP

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