

Single Family Residence

RESIDENTIAL

2800 BERRY DR

WOOD RIVER, IL 62095

\$136,378 TopHap Estimate · \$79 / ft² · confidence 77 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,730 ft²

LIVING AREA

1.41 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

8

ROOMS

4

PARKING

VALUATION

\$136K

\$105K low

\$168K high

Last Sale

\$40,000 · Mar 19, 2014

Est. Owner Equity

\$136,378

TAX & ASSESSMENT

Property Tax	\$2,991 (2025)
Assessed Value	\$46,400
Previous Assessed	\$42,820
Assessor Market Value	\$139,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	MADISON
Lot (acres)	1.41
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

CLIMATE RISK

51 FLOOD	34 WILDFIRE	83 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
Mar 17, 2014	Resale	Warranty Deed	\$40,000	\$23	

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	2.3 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	Absentee owner
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