

Single Family Residence

RESIDENTIAL

312 CRESTVIEW DR

WOOD RIVER, IL 62095

\$190,745 TopHap Estimate · \$141 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,349 ft²

LIVING AREA

0.22 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$191K

\$169K low

\$212K high

Last Sale

\$150,000 · Apr 10, 2023

Est. Owner Equity

\$190,745

TAX & ASSESSMENT

Property Tax	\$2,651 (2025)
Assessed Value	\$49,520
Previous Assessed	\$45,700
Assessor Market Value	\$148,560

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	MADISON
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	No Foundation
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 530 ft²

CLIMATE RISK

1
FLOOD

20
WILDFIRE

83
HEAT

69
STORM

4
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 3, 2023	Resale	Warranty Deed	\$150,000	\$111	
Dec 6, 2018	Quitclaim	Quit Claim Transfer			
Jul 25, 2016	Quitclaim	Quit Claim Transfer			
Dec 2, 1998	Resale	Grant Deed	\$73,000	\$54	\$40K
Aug 26, 1998	Resale	Grant Deed	\$31,500	\$23	\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Primary School	Elementary	PK–2	1.6 mi
Roxana Junior High School	Middle	6–8	1.6 mi
Roxana Senior High School	High	9–12	1.6 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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