

Single Family Residence **RESIDENTIAL**

326 CRESTVIEW DR

WOOD RIVER, IL 62095

\$226,456 TopHap Estimate · \$225 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,008 ft²

LIVING AREA

0.21 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$226K

\$204K low

\$249K high

Last Sale

\$180,000 · Oct 4, 2023

Est. Owner Equity

\$55,456

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$2,316 (2025)
Assessed Value	\$49,260
Previous Assessed	\$45,470
Assessor Market Value	\$147,780

PROPERTY FACTS

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

Patio · 195 ft²

Porch · 195 ft²

CLIMATE RISK

1
FLOOD

19
WILDFIRE

83
HEAT

69
STORM

4
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 29, 2023	Resale	Warranty Deed	\$180,000	\$179	\$170K
Apr 17, 2015	Resale	Warranty Deed	\$136,000	\$135	\$36K
Mar 12, 2004	Resale	Grant Deed	\$107,500	\$107	\$108K
Feb 14, 2002	Quitclaim	Quit Claim Transfer			\$60K
Oct 14, 1997	Resale	Grant Deed	\$78,000	\$77	\$62K

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	Owner occupied
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