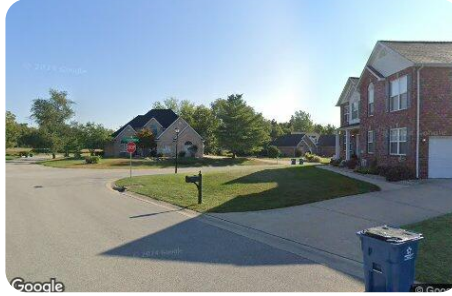


Single Family Residence **RESIDENTIAL**

805 CRESTVIEW DR

WOOD RIVER, IL 62095

\$495,417 TopHap Estimate · \$234 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,120 ft²

LIVING AREA

0.88 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$495K

\$433K low

\$557K high

Last Sale

\$37,000 · Oct 20, 2005

Est. Owner Equity

\$221,903

Loan-to-Value

66%

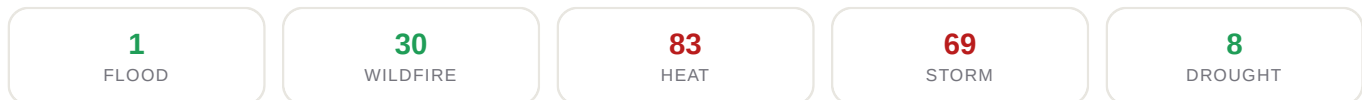
TAX & ASSESSMENT

Property Tax	\$8,139 (2025)
Assessed Value	\$132,280
Previous Assessed	\$122,080
Assessor Market Value	\$396,840

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	MADISON
Lot (acres)	0.88
Construction	Masonry/Concrete Masonry Units (Cmus)
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 ²	LOAN
Jun 6, 2006	Financing	Trustees Deed			\$230K
Oct 12, 2005	Resale	Warranty Deed	\$37,000	\$17	
Sep 11, 2001	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roxana Junior High School	Middle	6–8	1.7 mi
Roxana Senior High School	High	9–12	1.7 mi
South Primary School	Elementary	PK–2	1.9 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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