

Single Family Residence **RESIDENTIAL**

106 SPRINGDALE PL

WOOD RIVER, IL 62095

\$313,527 TopHap Estimate · \$505 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

621 ft²

LIVING AREA

0.32 ac

LOT SIZE

1974

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$314K

\$287K low

\$340K high

Est. Owner Equity

\$128,741

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$4,509 (2025)
Assessed Value	\$84,220
Previous Assessed	\$77,730
Assessor Market Value	\$252,660

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	MADISON
Lot (acres)	0.32
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	No Foundation
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	23 WILDFIRE	83 HEAT	69 STORM	8 DROUGHT
------------	----------------	------------	-------------	--------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 14, 2020	Financing	Intrafamily Transfer			\$185K
Feb 19, 2018	Resale	Correction Deed	\$94,667	\$152	
Feb 19, 2018	Resale	Grant Deed	\$95,000	\$153	
Oct 29, 2004	Resale	Warranty Deed	\$151,000	\$243	\$130K
Apr 25, 2000	Resale	Grant Deed	\$132,500	\$213	\$122K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Primary School	Elementary	PK–2	1.7 mi
Roxana Junior High School	Middle	6–8	1.8 mi
Roxana Senior High School	High	9–12	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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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