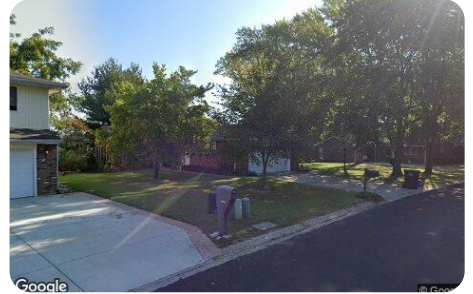


Single Family Residence **RESIDENTIAL**

106 SUNDOWN DR

WOOD RIVER, IL 62095

\$320,488 TopHap Estimate · \$208 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,542 ft²

LIVING AREA

8 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$320K

\$305K low

\$336K high

Last Sale

\$185,000 · Jan 3, 2014

Est. Owner Equity

\$0

Loan-to-Value

133%

TAX & ASSESSMENT

Property Tax	\$3,869 (2025)
Assessed Value	\$78,280
Previous Assessed	\$72,250
Assessor Market Value	\$234,840

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	MADISON
Lot (acres)	8.00
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 384 ft²

CLIMATE RISK

41
FLOOD

31
WILDFIRE

83
HEAT

69
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 26, 2013	Resale	Warranty Deed	\$185,000	\$120	\$233K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Primary School	Elementary	PK–2	1.9 mi
Roxana Junior High School	Middle	6–8	1.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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