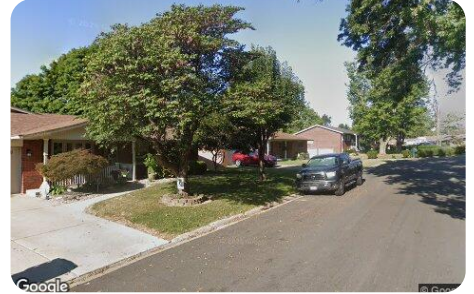


Single Family Residence **RESIDENTIAL**

63 INDIAN DR

WOOD RIVER, IL 62095

\$269,759 TopHap Estimate · \$176 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,532 ft²

LIVING AREA

0.4 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$270K

\$237K low

\$302K high

Est. Owner Equity

\$22,159

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$3,683 (2025)
Assessed Value	\$79,790
Previous Assessed	\$73,640
Assessor Market Value	\$239,370

PROPERTY FACTS

Property Type	Single Family Residence
County	MADISON
Lot (acres)	0.40
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	No Foundation
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 300 ft²

CLIMATE RISK

1
FLOOD

29
WILDFIRE

83
HEAT

69
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 25, 1996	Resale	Grant Deed	\$113,000	\$74	\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Primary School	Elementary	PK–2	1.6 mi
Roxana Junior High School	Middle	6–8	1.7 mi
Roxana Senior High School	High	9–12	1.7 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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