

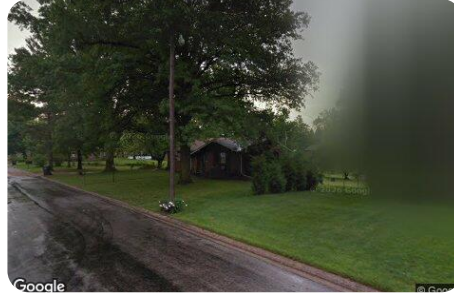
Single Family Residence

RESIDENTIAL

55 INDIAN DR

WOOD RIVER, IL 62095

\$275,954 TopHap Estimate · \$240 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,150 ft²

LIVING AREA

0.65 ac

LOT SIZE

1966

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$276K

\$252K low

\$300K high

Last Sale

\$204,500 · Nov 3, 2022

Est. Owner Equity

\$81,979

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$3,502 (2025)
Assessed Value	\$71,410
Previous Assessed	\$65,910
Assessor Market Value	\$214,230

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	MADISON
Lot (acres)	0.65
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 513 ft²

CLIMATE RISK

42
FLOOD

30
WILDFIRE

83
HEAT

69
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 21, 2022	Resale	Warranty Deed	\$204,500	\$178	\$194K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Primary School	Elementary	PK–2	1.6 mi
Roxana Junior High School	Middle	6–8	1.8 mi
Roxana Senior High School	High	9–12	1.8 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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