

Single Family Residence

**RESIDENTIAL**

# 2006 RIVER AIRE CT

GODFREY, IL 62035

**\$132,215** TopHap Estimate · \$164 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**806 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**1965**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

## VALUATION

**\$132K**

\$117K low

\$147K high

Est. Owner Equity

**\$132,215**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,023 (2025) |
| Assessed Value        | \$86,160       |
| Previous Assessed     | \$80,550       |
| Assessor Market Value | \$258,480      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Conventional                          |
| County        | MADISON                               |
| Lot (acres)   | 0.25                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | No Foundation                         |
| Heating       | Yes                                   |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |
| Pool          | No                                    |

## CLIMATE RISK

|            |                |            |             |              |
|------------|----------------|------------|-------------|--------------|
| 1<br>FLOOD | 30<br>WILDFIRE | 84<br>HEAT | 71<br>STORM | 4<br>DROUGHT |
|------------|----------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|------------------------|-------|--------------------|------|
| Jul 24, 2025 | Financing | Transfer On Death Deed |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Gilson Brown Elementary School | Elementary | KG–1   | 0.7 mi   |
| Alton High School              | High       | 9–12   | 3.7 mi   |
| Alton Middle School            | Middle     | 6–8    | 4.5 mi   |

District: Alton Community Unit School District 11

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 62035

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>72</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>16,450</b><br>POPULATION | <b>\$84K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>59%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|