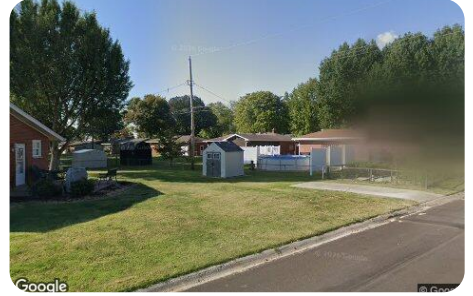


Single Family Residence **RESIDENTIAL**

83 KENDALL DR

WOOD RIVER, IL 62095

\$225,480 TopHap Estimate · \$196 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,148 ft²

LIVING AREA

0.29 ac

LOT SIZE

1966

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$225K

\$204K low

\$247K high

Last Sale

\$180,000 · Dec 5, 2022

Est. Owner Equity

\$54,480

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$1,903 (2025)
Assessed Value	\$54,090
Previous Assessed	\$49,920
Assessor Market Value	\$162,270

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	MADISON
Lot (acres)	0.28
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	19 WILDFIRE	83 HEAT	69 STORM	4 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 28, 2022	Resale	Warranty Deed	\$180,000	\$157	\$171K

ASSIGNED SCHOOLS

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