

Single Family Residence **RESIDENTIAL**

1313 RUTLEDGE DR

TROY, IL 62294

\$526,997 TopHap Estimate · \$282 / ft² · confidence 91 · as of Jul 14, 2026



1

BEDS

3

BATHS

1,866 ft²

LIVING AREA

0.33 ac

LOT SIZE

2015

YEAR BUILT

1

STORIES

1

ROOMS

VALUATION

\$527K

\$477K low

\$577K high

Last Sale

\$490,000 · Apr 8, 2025

Est. Owner Equity

\$526,997

TAX & ASSESSMENT

Property Tax	\$10,006 (2025)
Assessed Value	\$155,620
Previous Assessed	\$145,120
Assessor Market Value	\$466,860

PROPERTY FACTS

Property Type	Single Family Residence
County	MADISON
Lot (acres)	0.33
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	20 WILDFIRE	83 HEAT	70 STORM	24 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 31, 2025	Resale	Warranty Deed	\$490,000	\$263	
Aug 21, 2015	Resale	Warranty Deed	\$304,500	\$163	\$182K
Dec 29, 2011	Resale	Warranty Deed	\$229,000	\$123	\$420K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
C.A. Henning Elementary School	Elementary	PK–5	1.5 mi
Triad High School	High	9–12	2.1 mi
Triad Middle School	Middle	6–8	4.1 mi

District: Triad Community Unit School District 2

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 62294

52 CRIME INDEX	89 AIR POLLUTION	12,109 POPULATION	\$95K MEDIAN IN-COME	55°F AVG TEMP	59% SUNSHINE
-------------------	---------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------