

Single Family Residence **RESIDENTIAL**

1306 RUTLEDGE DR

TROY, IL 62294

\$525,482 TopHap Estimate · \$294 / ft² · confidence 95 · as of Jul 14, 2026

1
BEDS

3
BATHS

1,785 ft²
LIVING AREA

0.31 ac
LOT SIZE

2014
YEAR BUILT

1
STORIES

1
ROOMS

VALUATION

\$525K

\$498K low

\$553K high

Last Sale

\$295,000 · Feb 1, 2018

Est. Owner Equity

\$325,732

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax

\$10,889 (2025)

Assessed Value

\$163,380

Previous Assessed

\$152,350

Assessor Market Value

\$490,140

PROPERTY FACTS

Property Type	Single Family Residence
County	MADISON
Lot (acres)	0.31
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

CLIMATE RISK

1 FLOOD	20 WILDFIRE	83 HEAT	70 STORM	24 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 8, 2017	Resale	Warranty Deed	\$295,000	\$165	\$235K
Mar 10, 2014	Resale	Warranty Deed	\$278,500	\$156	\$223K
Dec 29, 2011	Resale	Warranty Deed	\$229,000	\$128	\$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	4.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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