

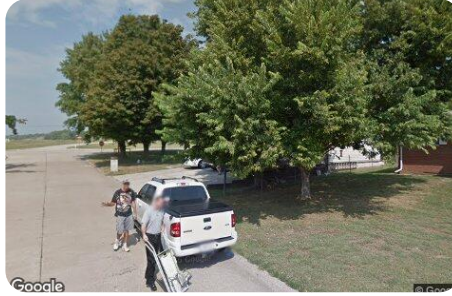
Single Family Residence

RESIDENTIAL

3 HOLLY DR

WOOD RIVER, IL 62095

\$198,506 TopHap Estimate · \$207 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1

BATHS

960 ft²

LIVING AREA

0.24 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$199K

\$176K low

\$221K high

Last Sale

\$170,000 · Feb 29, 2024

Est. Owner Equity

\$24,851

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$3,066 (2025)
Assessed Value	\$52,640
Previous Assessed	\$48,580
Assessor Market Value	\$157,920

PROPERTY FACTS

Property Type	Single Family Residence
County	MADISON
Lot (acres)	0.24
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

Shed · 80 ft²

CLIMATE RISK

1
FLOOD

14
WILDFIRE

83
HEAT

69
STORM

4
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 23, 2024	Resale	Warranty Deed	\$170,000	\$177	\$174K
May 1, 2020	Non-arms-length	Warranty Deed	\$117,000	\$122	\$94K
Nov 20, 2019	Resale	Warranty Deed	\$65,000	\$68	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roxana Junior High School	Middle	6–8	1.2 mi
Roxana Senior High School	High	9–12	1.2 mi
South Primary School	Elementary	PK–2	2.4 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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