

Single Family Residence **RESIDENTIAL**

451 N WOOD RIVER AVE

WOOD RIVER, IL 62095

\$125,815 TopHap Estimate · \$164 / ft² · confidence 79 · as of Jul 14, 2026



2

BEDS

1

BATHS

768 ft²

LIVING AREA

0.17 ac

LOT SIZE

1910

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$126K

\$99K low

\$152K high

Last Sale

\$125,000 · Apr 29, 2026

Est. Owner Equity

\$125,815

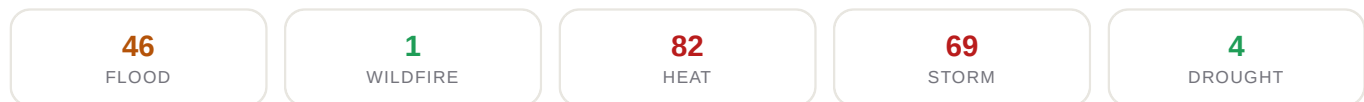
TAX & ASSESSMENT

Property Tax	\$2,163 (2025)
Assessed Value	\$24,710
Previous Assessed	\$22,800
Assessor Market Value	\$74,130

PROPERTY FACTS

Property Type	Single Family Residence
County	MADISON
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 29, 2026	Financing	Correction Deed			
Apr 24, 2026	Resale	Warranty Deed	\$125,000	\$163	\$121K
Oct 24, 2023	Financing	Correction Deed			
Dec 20, 2019	Recorded document	Correction Deed			
Oct 16, 2019	Recorded document	Warranty Deed			
Dec 30, 2008	Resale	Grant Deed	\$14,000	\$18	
Jun 4, 2008	Foreclosure sale	Trustees Deed			
Oct 18, 1999	Resale	Grant Deed	\$35,000	\$46	\$33K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Alton-Wood River High School	High	9–12	0.4 mi
Lewis-Clark Jr High School	Middle	6–8	0.6 mi
Lewis-Clark Elementary School	Elementary	KG–5	0.6 mi

District: Wood River-Hartford Elementary School District 15

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	Absentee owner
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