

Single Family Residence **RESIDENTIAL**

445 N WOOD RIVER AVE

WOOD RIVER, IL 62095

\$87,362 TopHap Estimate · \$104 / ft² · confidence 68 · as of Jul 14, 2026



2

BEDS

1

BATHS

840 ft²

LIVING AREA

0.17 ac

LOT SIZE

1910

YEAR BUILT

1

STORIES

4

ROOMS

1

PARKING

VALUATION

\$87K

\$60K low

\$115K high

Est. Owner Equity

\$87,362

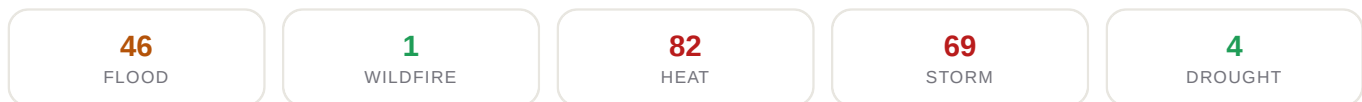
TAX & ASSESSMENT

Property Tax	\$618 (2025)
Assessed Value	\$27,750
Previous Assessed	\$25,610
Assessor Market Value	\$83,250

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

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	Owner occupied
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