

Single Family Residence **RESIDENTIAL**

431 SUMMIT ST

WOOD RIVER, IL 62095

\$165,883 TopHap Estimate · \$225 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

736 ft²

LIVING AREA

0.35 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$166K

\$152K low

\$180K high

Last Sale

\$77,000 · Sep 22, 2003

Est. Owner Equity

\$31,883

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$3,237 (2025)
Assessed Value	\$40,010
Previous Assessed	\$36,930
Assessor Market Value	\$120,030

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	MADISON
Lot (acres)	0.34
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

Shed · 80 ft²

CLIMATE RISK

1 FLOOD	32 WILDFIRE	83 HEAT	71 STORM	4 DROUGHT
------------	----------------	------------	-------------	--------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 21, 2023	Financing	Intrafamily Transfer			\$50K
Sep 24, 2003	Resale	Grant Deed	\$77,000	\$105	\$73K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eastwood Elementary School	Elementary	KG–5	0.3 mi
East Alton Middle School	Middle	6–8	0.4 mi
East Alton-Wood River High School	High	9–12	0.7 mi

District: East Alton School District 13

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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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