

Single Family Residence **RESIDENTIAL**

3204 ROCK HILL RD

WOOD RIVER, IL 62095

\$354,319 TopHap Estimate · \$222 / ft² · confidence 84 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,596 ft²
LIVING AREA

7.78 ac
LOT SIZE

1962
YEAR BUILT

1
STORIES

4
ROOMS

VALUATION

\$354K

\$297K low

\$412K high

Last Sale

\$35,500 · Nov 3, 2005

Est. Owner Equity

\$223,019

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$6,985 (2025)
Assessed Value	\$101,360
Previous Assessed	\$97,870
Assessor Market Value	\$251,231

PROPERTY FACTS

Property Type	Single Family Residence
County	MADISON
Lot (acres)	7.78
Construction	Frame (Unspecified)
Foundation	No Foundation
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

Patio · 434 ft²

CLIMATE RISK

59
FLOOD

23
WILDFIRE

83
HEAT

69
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 30, 2004	Non-arms-length	Warranty Deed	\$35,500	\$22	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
N.O. Nelson Elementary School	Elementary	KG–2	4.7 mi
Lincoln Middle School	Middle	6–8	5.4 mi
Edwardsville High School	High	9–12	6.0 mi

District: Edwardsville Community Unit School District 7

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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