

Single Family Residence **RESIDENTIAL**

3252 ROCK HILL RD

WOOD RIVER, IL 62095

\$317,501 TopHap Estimate · \$192 / ft² · confidence 71 · as of Jul 14, 2026



1
BEDS

2
BATHS

1,652 ft²
LIVING AREA

1 ac
LOT SIZE

1960
YEAR BUILT

1
STORIES

1
ROOMS

VALUATION

\$318K

\$225K low

\$410K high

Est. Owner Equity

\$317,501

TAX & ASSESSMENT

Property Tax	\$3,588 (2025)
Assessed Value	\$57,180
Previous Assessed	\$53,540
Assessor Market Value	\$171,540

PROPERTY FACTS

Property Type	Single Family Residence
County	MADISON
Lot (acres)	1.00
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	No Foundation
Heating	Yes
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	20 WILDFIRE	83 HEAT	69 STORM	8 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 14, 2021	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
N.O. Nelson Elementary School	Elementary	KG–2	4.5 mi
Lincoln Middle School	Middle	6–8	5.2 mi
Edwardsville High School	High	9–12	5.9 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	Absentee owner
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