

Single Family Residence

**RESIDENTIAL**

# 170 ASH ST

WOOD RIVER, IL 62095

**\$214,403**

TopHap Estimate · \$177 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,209 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1973**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$214K**

\$197K low

\$232K high

Last Sale

**\$207,000 · Sep 26, 2025**

Est. Owner Equity

**\$11,153**

Loan-to-Value

**95%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,154 (2025) |
| Assessed Value        | \$60,190       |
| Previous Assessed     | \$55,550       |
| Assessor Market Value | \$180,570      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Conventional                          |
| County        | MADISON                               |
| Lot (acres)   | 0.21                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Heating       | Yes                                   |
| Cooling       | Central                               |
| Garage        | Garage, Attached                      |
| Pool          | No                                    |

Patio · 294 ft²

Porch · 102 ft²

## CLIMATE RISK

37

FLOOD

1

WILDFIRE

82

HEAT

71

STORM

4

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Sep 26, 2025 | Resale            | Warranty Deed | \$207,000 | \$171  | \$203K |
| Sep 7, 2006  | Recorded document | Grant Deed    |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Eastwood Elementary School        | Elementary | KG–5   | 0.2 mi   |
| East Alton Middle School          | Middle     | 6–8    | 0.2 mi   |
| East Alton-Wood River High School | High       | 9–12   | 0.4 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>125</div> <div>CRIME INDEX</div> | <div>93</div> <div>AIR POLLUTION</div> | <div>10,408</div> <div>POPULATION</div> | <div>\$70K</div> <div>MEDIAN IN-COME</div> | <div>55°F</div> <div>AVG TEMP</div> | <div>59%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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