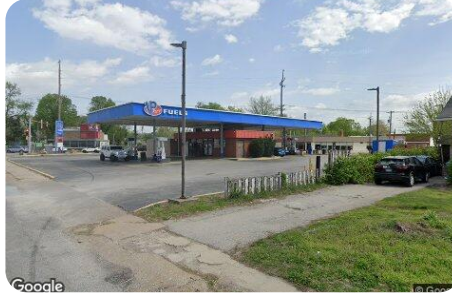


Single Family Residence **RESIDENTIAL**

831 N WOOD RIVER AVE

WOOD RIVER, IL 62095

\$116,989 TopHap Estimate · \$81 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,440 ft²

LIVING AREA

0.19 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$117K

\$108K low

\$125K high

Last Sale

\$96,000 · Aug 7, 2014

Est. Owner Equity

\$26,989

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$3,587 (2025)
Assessed Value	\$45,670
Previous Assessed	\$42,150
Assessor Market Value	\$137,010

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	MADISON
Lot (acres)	0.19
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Yes
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	82 HEAT	69 STORM	4 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 5, 2014	Resale	Grant Deed	\$96,000	\$67	
Nov 19, 2008	Quitclaim	Quit Claim Transfer			
Nov 6, 2002	Resale	Grant Deed	\$92,500	\$64	\$72K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Alton-Wood River High School	High	9–12	0.1 mi
East Alton Middle School	Middle	6–8	0.4 mi
Eastwood Elementary School	Elementary	KG–5	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

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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