

Single Family Residence **RESIDENTIAL**

746 RICE ST

WOOD RIVER, IL 62095

\$84,052 TopHap Estimate · \$69 / ft² · confidence 77 · as of Jul 14, 2026



5

BEDS

1

BATHS

1,212 ft²

LIVING AREA

0.16 ac

LOT SIZE

1920

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$84K

\$65K low

\$103K high

Last Sale

\$105,000 · Nov 15, 2022

Est. Owner Equity

\$9,152

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$1,392 (2025)
Assessed Value	\$21,820
Previous Assessed	\$20,140
Assessor Market Value	\$65,460

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	MADISON
Lot (acres)	0.16
Construction	Frame (Unspecified)
Foundation	No Foundation
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

70 FLOOD	1 WILDFIRE	82 HEAT	69 STORM	4 DROUGHT
--------------------	----------------------	-------------------	--------------------	---------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 10, 2022	Resale	Warranty Deed	\$105,000	\$87	\$75K
Feb 5, 2020	Resale	Grant Deed	\$22,000	\$18	
Aug 1, 2019	Recorded document	Trustees Deed			
May 19, 2015	Resale	Warranty Deed	\$55,000	\$45	\$54K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Alton-Wood River High School	High	9–12	0.2 mi
East Alton Middle School	Middle	6–8	0.6 mi

Eastwood Elementary School	Elementary	KG–5	0.6 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
-----------	-----------------------