

Single Family Residence **RESIDENTIAL**

785 CONDIT ST

WOOD RIVER, IL 62095

\$92,589 TopHap Estimate · \$123 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1

BATHS

754 ft²

LIVING AREA

0.14 ac

LOT SIZE

1926

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$93K

\$84K low

\$101K high

Last Sale

\$118,000 · May 10, 2024

Est. Owner Equity

\$0

Loan-to-Value

107%

TAX & ASSESSMENT

Property Tax	\$1,887 (2025)
Assessed Value	\$25,790
Previous Assessed	\$23,800
Assessor Market Value	\$77,370

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	MADISON
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

CLIMATE RISK

53
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
May 9, 2024	Resale	Warranty Deed	\$118,000	\$156	\$116K
Apr 30, 2001	Resale	Grant Deed	\$48,500	\$64	\$46K
Apr 28, 1998	Resale	Grant Deed	\$39,000	\$52	\$39K

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	0.5 mi
Eastwood Elementary School	Elementary	KG–5	0.5 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
-----------	-----------------------