

Single Family Residence **RESIDENTIAL**

2602 RUTLEDGE ST

ALTON, IL 62002

\$97,121 TopHap Estimate · \$119 / ft² · confidence 87 · as of Jul 14, 2026



2

BEDS

1

BATHS

816 ft²

LIVING AREA

0.12 ac

LOT SIZE

1943

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$97K

\$84K low

\$110K high

Last Sale

\$95,000 · Nov 14, 2025

Est. Owner Equity

\$97,121

TAX & ASSESSMENT

Property Tax	\$1,615 (2025)
Assessed Value	\$26,170
Previous Assessed	\$23,670
Assessor Market Value	\$78,510

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	MADISON
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Central
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	18 WILDFIRE	83 HEAT	71 STORM	4 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 10, 2025	Resale	Warranty Deed	\$95,000	\$116	
Apr 5, 2021	Resale	Warranty Deed	\$60,000	\$74	\$59K
Apr 5, 2019	Resale	Warranty Deed	\$48,000	\$59	\$42K
Nov 9, 2005	Resale	Warranty Deed	\$51,000	\$63	
Sep 1, 1999	Resale	Grant Deed	\$42,000	\$51	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gilson Brown Elementary School	Elementary	KG–1	1.4 mi
Alton High School	High	9–12	2.2 mi
Alton Middle School	Middle	6–8	2.5 mi

District: Alton Community Unit School District 11

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 62002

135 CRIME INDEX	85 AIR POLLUTION	28,813 POPULATION	\$61K 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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