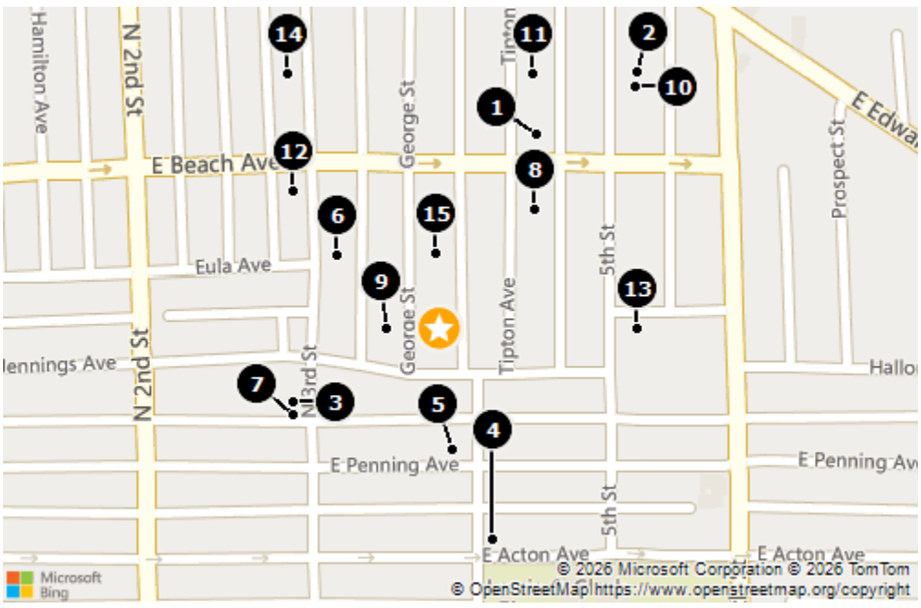
ICE SiteX Report

OrderID: 98262958

SiteX Property Information Report



Subject Property Location

407 GEORGE ST, WOOD RIVER, IL 62095-1709

County:	**MADISON IL**	Census Tract:	171194011.022010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	19-2-08-22-18-303-034	Thomas Bros Pg-Grid:	

Valuation

Value:	**$157,000**	FSD:	27	Common Confidence Score:	25
Value Range:	$114,610 - $199,390	ICE Confidence Score:	73		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	166
Assd Land Value:	$4,750	Market Land Value:	$14,250	Tax Year:	2025
Assd Improvement:	$39,170	Market Improvment Value:	$117,510	Total Taxable Value:	$3,327
Total Assessed Value:	$43,920	Total Assessor Market Value:	$131,760	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3 District: 19 Subdivision: WATSON HOWARD ADDN
Abbreviated Description: WATSON HOWARD ADD LOT 3 50X135
City/Muni/Twp: WOOD RIVER

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1053 SF	Baths:	1	Fireplace:	
Year Built:	1941	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	4
Number of Units:		Garage Type:	Detached	Heating:	Yes
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/02/2024	Sales Price:	N/A
Document #:	2024R33196 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/11/2024	Sales Price:	N/A
Document #:	2024R06380 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/28/2022	Sales Price:	$119,900
Document #:	2022R06909 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 3 District: 19 Subdivision: WATSON HOWARD ADDN
Abbreviated Description: WATSON HOWARD ADD LOT 3 50X135
City/Muni/Twp: WOOD RIVER

Prior Transfer

Recording Date:	02/28/2022	Sales Price:	$120,000

ICE SiteX Report

OrderID: 98262958

Document #:	2022R06909 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/15/2022		
Document Type:			

Legal Description:
Lot: 3 Block: 4 Map Ref: PB 15 PG 58

Prior Transfer

Recording Date:	08/10/2020	Sales Price:	N/A
Document #:	2020R27297 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/29/2020		
Document Type:			

Legal Description:
Lot: 3 Block: 4 Map Ref: PB 15 PG 58

Prior Transfer

Recording Date:	02/11/2003	Sales Price:	N/A
Document #:	2003R10050 BK-PG 4549-1772	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/16/2002		
Document Type:			

Legal Description:
Lot: 3 Block: 4 Subdivision: WATSON HOWARD ADDITION Map Ref: MB15 PG58
City/Muni/Twp: WOOD RIVER

Area Sales Analysis

Total Area Sales	$1,868,000	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	1
Median Living Area	896 SF	Median Year Built	1933
Price Range - 2 Yrs	$32,500 to $220,000	Age Range	76 years to 116 years
Median Value	$132,500	Median Age	93 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**509 TIPTON AVE** **WOOD RIVER, IL 62095-1723**	08/04/2026	$120,000	$131	916	5//1	1935	SF	
		APN: 19-2-08-22-18-302-007 Document #: 2026R22475 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 2 Block: 8 Subdivision: WATSON HOWARD ADD TO WOOD RIVER SUB MapRef: PB 15 PG 58 Abbreviated Description: Lot:2 Block:8 Subdivision:WATSON HOWARD ADD TO WOOD RIVER SUB Map Ref:PB 15 PG 58								
2	.21Mi.	**535 5TH ST** **WOOD RIVER, IL 62095-1707**	08/03/2026	$160,000	$154	1036	5//1	1934	SF	
		APN: 19-2-08-22-18-302-020 Document #: 2026R22241 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 6 Block: 7 Section: 22 Subdivision: WATSON HOWARD ADD TO WOOD RIVER SUB MapRef: PB 15 PG 58 Sec/Twnship/Range: E2 SW4 T05N R09W Abbreviated Description: Lot:6 Block:7 Section:22 Subdivision:WATSON HOWARD ADD TO WOOD RIVER SUB Map Ref:PB 15 PG 58Sec/Twnship/Range:E2 SW4 T05N R09W								
3	.11Mi.	**316 N 3RD ST** **WOOD RIVER, IL 62095-2036**	07/23/2026	$32,500	$38	848	4//1	1924	SF	
		APN: 19-2-08-22-17-307-034 Document #: 2026R21265 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 3 1 2 Block: 5 Subdivision: MCINTOSHS SUB MapRef: PB 13 PG 23 Abbreviated Description: Lot:3 1 2 Block:5 Subdivision:MCINTOSHS SUB Map Ref:PB 13 PG 23								
4	.13Mi.	**401 E ACTON AVE** **WOOD RIVER, IL 62095-2116**	07/06/2026	$186,500	$208	896	5//1	1920	SF	
		APN: 19-2-08-27-06-102-031 Document #: 2026R18919 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 9 Block: 6 MapRef: PB 11 PG 51 Abbreviated Description: Lot:9 Block:6 Map Ref:PB 11 PG 51								
5	.07Mi.	**359 E PENNING AVE** **WOOD RIVER, IL 62095-2032**	06/09/2026	$34,000	$86	392	1//1	1910	SF	
		APN: 19-2-08-27-06-101-010 Document #: 2026R16345 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 18 Block: 20 MapRef: PB 7 PG 67 Abbreviated Description: Lot:18 Block:20 Map Ref:PB 7 PG 67								
6	.08Mi.	**447 N 3RD ST** **WOOD RIVER, IL 62095-1717**	04/28/2026	$90,000	$96	930	5//1	1940	SF	
		APN: 19-2-08-22-18-303-004 Document #: 2026R11852 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 7 Block: 3 Subdivision: WATSON HOWARD ADD TO WOOD RIVER SUB MapRef: PB 15 PG 58 Abbreviated Description: Lot:7 Block:3 Subdivision:WATSON HOWARD ADD TO WOOD RIVER SUB Map Ref:PB 15 PG 58								
7	.11Mi.	**314 N 3RD ST** **WOOD RIVER, IL 62095-2036**	03/24/2026	$147,500	$153	958	5//1	1924	SF	
		APN: 19-2-08-22-17-307-035 Document #: 2026R08402 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 4 1 2 Block: 5 Section: 22 Subdivision: MCINTOSH SUB MapRef: PB 13 PG 23 Sec/Twnship/Range: SW4 T05N R09W Abbreviated Description: Lot:4 1 2 Block:5 Section:22 Subdivision:MCINTOSH SUB Map Ref:PB 13 PG 23Sec/Twnship/Range:SW4 T05N R09W								
8	.1Mi.	**469 TIPTON AVE** **WOOD RIVER, IL 62095-1721**	03/24/2026	$132,500	$147	896	5//1	1925	SF	
		APN: 19-2-08-22-18-304-003 Document #: 2026R08339 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 11 Block: 5 MapRef: PB 15 PG 58 Abbreviated Description: Lot:11 Block:5 Map Ref:PB 15 PG 58								
9	.04Mi.	**420 GEORGE ST** **WOOD RIVER, IL 62095-1710**	03/20/2026	$130,000	$155	836	4//1	1938	SF	
		APN: 19-2-08-22-18-303-013 Document #: 2026R08151 Document Type: Price Code: F Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98262958

Legal: Lot: 23 Block: 3 Subdivision: WATSON HOWARD ADD TO WOOD RIVER ILLINOIS SUB MapRef: PB 15 PG 58 Abbreviated Description: Lot:23 Block:3 Subdivision:WATSON HOWARD ADD TO WOOD RIVER ILLINOIS SUB Map Ref:PB 15 PG 58

10	.2Mi.	**529 5TH ST** **WOOD RIVER, IL 62095-1707**	12/08/2025	$165,000	$168	980	2//2	1933	SF

APN: 19-2-08-22-18-302-021 Document #: 2025R34385
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 5 Block: 7 MapRef: PB 15 PG 58 Abbreviated Description: Lot:5 Block:7 Map Ref:PB 15 PG 58

11	.17Mi.	**537 TIPTON AVE** **WOOD RIVER, IL 62095-1723**	11/24/2025	$150,000	$184	812	5//1	1936	SF

APN: 19-2-08-22-18-302-004 Document #: 2025R33047
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 6 Block: 8 Subdivision: WATSON HOWARD ADD TO WOOD RIVER SUB MapRef: PB 15 PG 58 Abbreviated Description: Lot:6 Block:8 Subdivision:WATSON HOWARD ADD TO WOOD RIVER SUB Map Ref:PB 15 PG 58

12	.13Mi.	**468 N 3RD ST** **WOOD RIVER, IL 62095-1702**	07/03/2025	$95,000	$121	780	4//1	1930	SF

APN: 19-2-08-22-17-305-020 Document #: 2025R18010
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 2 Block: 7 Section: 22 Subdivision: MCINTOSH PARK SUB MapRef: PB 11 PG 32 Sec/Twnship/Range: W2 SW4 T05N R09W Abbreviated Description: Lot:2 Block:7 Section:22 Subdivision:MCINTOSH PARK SUB Map Ref:PB 11 PG 32Sec/Twnship/Range:W2 SW4 T05N R09W

13	.13Mi.	**429 5TH ST** **WOOD RIVER, IL 62095-1705**	06/04/2025	$220,000	$166	1322	6//1	1950	13,504 SF

APN: 19-1-08-22-18-304-035 Document #: 2025R15048
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 1 Block: 6 Section: 22 MapRef: BK 831 PG 536 Sec/Twnship/Range: SE4 SW4 T05N R09W Abbreviated Description: Lot:1 Block:6 Section:22 Map Ref:BK 831 PG 536Sec/Twnship/Range:SE4 SW4 T05N R09W

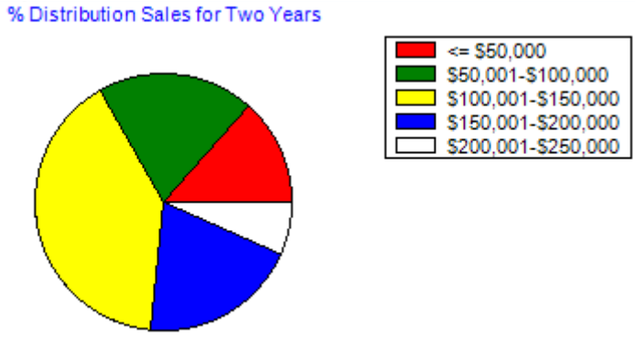
14	.19Mi.	**536 N 3RD ST** **WOOD RIVER, IL 62095-1720**	05/05/2025	$65,000	$80	804	4//1	1924	SF

APN: 19-2-08-22-17-305-027 Document #: 2025R11961
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 7 Block: 8 Section: 22 Subdivision: MCINTOSH PARK SUB MapRef: PB 11 PG 32 Sec/Twnship/Range: W2 SW4 T05N R09W Abbreviated Description: Lot:7 Block:8 Section:22 Subdivision:MCINTOSH PARK SUB Map Ref:PB 11 PG 32Sec/Twnship/Range:W2 SW4 T05N R09W

15	.05Mi.	**455 GEORGE ST** **WOOD RIVER, IL 62095-1709**	04/29/2025	$140,000	$137	1016	5//2	1940	SF

APN: 19-2-08-22-18-303-029 Document #: 2025R11294
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 8 Block: 4 MapRef: PB 15 PG 58 Abbreviated Description: Lot:8 Block:4 Map Ref:PB 15 PG 58

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

ICE SiteX Report

OrderID: 98262958

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**407 GEORGE ST**	**02/28/2022**	$131,760	$43,920	1,053	5//1	1941		
.01Mi.	**403 GEORGE ST**	**03/25/2019**	$108,720	$36,240	896	4//1	1930		
.01Mi.	**409 GEORGE ST**	**03/29/2022**	$99,840	$33,280	806	4//1	1944		
.02Mi.	**411 GEORGE ST**	**03/06/2025**	$107,160	$35,720	840	4//1	1935		
.02Mi.	**401 GEORGE ST**	**12/14/2016**	$121,320	$40,440	1,168	7//1	1941		
.03Mi.	**404 TIPTON AVE**	**07/15/1976**	$123,030	$41,010	1,264	6//1	1930		
.03Mi.	**437 GEORGE ST**	**09/24/2004**	$121,770	$40,590	1,280	6//2	1944		
.03Mi.	**428 TIPTON AVE**	**11/14/2023**	$103,500	$34,500	987	5//1	1930		
.03Mi.	**402 TIPTON AVE**	**09/05/2008**	$100,080	$33,360	948	5//1	1930		
.03Mi.	**430 TIPTON AVE**	**12/01/2016**	$111,780	$37,260	1,112	5//1	1930		
.03Mi.	**399 E JENNINGS AVE**	**12/26/2013**	$91,890	$30,630	1,309	6//1	1935		
.04Mi.	**420 GEORGE ST**	**09/22/2022**	$91,590	$30,530	836	4//1	1938		
.04Mi.	**422 GEORGE ST**	**07/15/2025**	$113,040	$37,680	910	6//1	1938		
.04Mi.	**410 GEORGE ST**	**10/22/2020**	$84,660	$28,220	728	4//1	1928		
.04Mi.	**453 GEORGE ST**	**06/14/2023**	$121,920	$40,640	896	5//1	1944		
.04Mi.	**404 GEORGE ST**	**09/05/2023**	$63,540	$21,180	592	4//1	1925		

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	38.8 years old	Households:	4,248
Median Household Income:	$71,037	Households w/Family:	62%
Household Income Per Capita:	$33,510	Households w/Family Married:	34%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	East Alton-Wood River Community High School District 14	Students:	539
Number of Schools:	1	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.62Mi.	**East Alton-Wood River High School** Number of Students: 539 Student-Teacher Ratio: 16.31	A+	Public	9 - 12
0.62Mi.	**East Alton-Wood River High School** Number of Students: 539 Student-Teacher Ratio: 16.31	A+	Public	9 - 12
0.21Mi.	**Lewis-Clark Jr High School** Number of Students: 171 Student-Teacher Ratio: 11.66	C-	Public	6 - 8
0.21Mi.	**Lewis-Clark Jr High School** Number of Students: 171 Student-Teacher Ratio: 11.66	C-	Public	6 - 8
0.21Mi.	**Lewis-Clark Elementary School** Number of Students: 236 Student-Teacher Ratio: 9.76	C+	Public	KG - 5
0.21Mi.	**Lewis-Clark Elementary School** Number of Students: 236 Student-Teacher Ratio: 9.76	C+	Public	KG - 5

Flood Report

The Subject Property of **407 GEORGE ST, WOOD RIVER, IL 62095-1709** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	147%	NOTABLY HIGHER
BURGLARY	133%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	146%	NOTABLY HIGHER
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	126%	HIGHER
FORCIBLE RAPE	103%	SIMILAR
MURDER	133%	NOTABLY HIGHER
OVERALL	125%	HIGHER

ICE SiteX Report

OrderID: 98262958

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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Data deemed reliable, but not guaranteed.
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