

Condominium

RESIDENTIAL

# 7952 MADISON ST

RIVER FOREST, IL 60305

**\$187,296** TopHap Estimate · \$168 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026

**2**

BEDS

**1**

BATHS

**1,115 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1967**

YEAR BUILT

## VALUATION

**\$187K**

\$166K low

\$209K high

Last Sale

\$51,500 · Dec 23, 2011

Est. Owner Equity

\$143,296

Loan-to-Value

24%

## TAX & ASSESSMENT

Property Tax

\$3,760 (2023)

Assessed Value

\$17,052

Previous Assessed

\$17,050

Assessor Market Value

\$170,520

## PROPERTY FACTS

|               |             |
|---------------|-------------|
| Property Type | Condominium |
| County        | Cook        |
| Lot (acres)   | 0.20        |
| Heating       | None        |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>68</b><br>HEAT | <b>65</b><br>STORM | <b>45</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|-------------------|---------------------|----------|--------------------|-------|
| Oct 19, 2011 | Resale            | Grant Deed          | \$51,500 | \$46               | \$44K |
| Sep 30, 2010 | Recorded document | Trustees Deed       |          |                    |       |
| Mar 30, 2005 | Quitclaim         | Quit Claim Transfer |          |                    |       |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Lincoln Elementary School           | Elementary | PK–4   | 0.7 mi   |
| Roosevelt School                    | Middle     | 5–8    | 1.0 mi   |
| Oak Park & River Forest High School | High       | 9–12   | 1.9 mi   |

District: Oak Park and River Forest District 200

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 60305**

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>29</b><br>CRIME INDEX | <b>133</b><br>AIR POLLUTION | <b>11,189</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|