

Single Family Residence **RESIDENTIAL**

7601 DIVISION ST

RIVER FOREST, IL 60305

\$1,575,321 TopHap Estimate · \$395 / ft² · confidence 94 · as of Jul 14, 2026



6

BEDS

5

BATHS

3,990 ft²

LIVING AREA

0.39 ac

LOT SIZE

1949

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.6M

\$1.5M low

\$1.7M high

Last Sale

\$860,000 · Apr 26, 2011

Est. Owner Equity

\$1,575,321

TAX & ASSESSMENT

Property Tax	\$30,381 (2023)
Assessed Value	\$114,295
Previous Assessed	\$114,295
Assessor Market Value	\$1,142,950

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.39
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 7, 2026	Financing	Intrafamily Transfer			
Apr 7, 2026	Financing	Deed			
Apr 15, 2011	Resale	Warranty Deed	\$860,000	\$216	
Mar 15, 2010	Financing	Trustees Deed			\$892K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.2 mi
Roosevelt School	Middle	5–8	0.6 mi
Oak Park & River Forest High School	High	9–12	1.6 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

29 CRIME INDEX	133 AIR POLLUTION	11,189 POPULATION	\$152K MEDIAN IN-COME	50°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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