

Single Family Residence **RESIDENTIAL**

7821 THOMAS ST

RIVER FOREST, IL 60305

\$884,730 TopHap Estimate · \$388 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,278 ft²

LIVING AREA

0.24 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$885K

\$764K low

\$1M high

Last Sale

\$320,000 · Jul 5, 1994

Est. Owner Equity

\$451,130

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$15,239 (2023)
Assessed Value	\$58,981
Previous Assessed	\$58,981
Assessor Market Value	\$589,810

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.24
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.3 mi
Roosevelt School	Middle	5–8	0.6 mi
Oak Park & River Forest High School	High	9–12	1.8 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------