

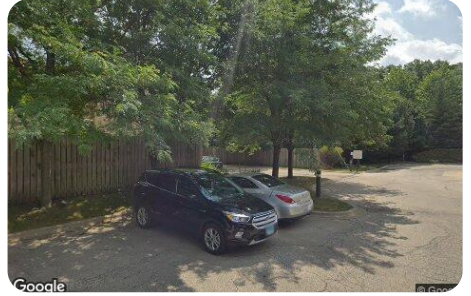
Row House

**RESIDENTIAL**

# 7919 NORTH AVE

RIVER FOREST, IL 60305

**\$286,152** TopHap Estimate · \$264 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,082 ft<sup>2</sup>**

LIVING AREA

**884 ft<sup>2</sup>**

LOT SIZE

**1957**

YEAR BUILT

**2**

STORIES

**4**

ROOMS

## VALUATION

**\$286K**

\$266K low

\$306K high

Last Sale

**\$210,000 · Jan 14, 2022**

Est. Owner Equity

**\$118,152**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,022 (2023) |
| Assessed Value        | \$22,000       |
| Previous Assessed     | \$21,999       |
| Assessor Market Value | \$220,000      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Row House                             |
| Style         | Modern                                |
| County        | Cook                                  |
| Lot (acres)   | 0.02                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Forced Air                            |
| Cooling       | None                                  |
| Garage        | Garage, Detached                      |

## CLIMATE RISK

|                    |                      |                   |                    |                      |
|--------------------|----------------------|-------------------|--------------------|----------------------|
| <b>90</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>66</b><br>HEAT | <b>64</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   |
|-------------|-----------|---------------------|-----------|--------------------|--------|
| Jan 4, 2022 | Resale    | Deed                | \$210,000 | \$194              | \$168K |
| Apr 5, 2021 | Quitclaim | Quit Claim Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Willard Elementary School           | Elementary | PK–4   | 0.5 mi   |
| Roosevelt School                    | Middle     | 5–8    | 1.2 mi   |
| Oak Park & River Forest High School | High       | 9–12   | 2.2 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

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

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

| OWNERSHIP

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