

Row House

RESIDENTIAL

7811 NORTH AVE

RIVER FOREST, IL 60305

\$262,540

TopHap Estimate · \$238 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,103 ft²

LIVING AREA

1,280 ft²

LOT SIZE

1957

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$263K

\$232K low

\$293K high

Est. Owner Equity

\$209,540

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$5,749 (2023)
Assessed Value	\$21,000
Previous Assessed	\$21,000
Assessor Market Value	\$210,000

PROPERTY FACTS

Property Type	Row House
Style	Modern
County	Cook
Lot (acres)	0.03
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Roll Tar & Gravel
Heating	Forced Air
Cooling	None
Garage	Garage, Detached

CLIMATE RISK

68 FLOOD	1 WILDFIRE	66 HEAT	64 STORM	45 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 2, 2024	Quitclaim	Quit Claim Transfer	\$150,000	\$136	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	1.1 mi
Oak Park & River Forest High School	High	9–12	2.1 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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