

Single Family Residence **RESIDENTIAL**

7610 WASHINGTON BLVD

RIVER FOREST, IL 60305

\$910,686 TopHap Estimate · \$386 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,360 ft²
LIVING AREA

0.13 ac
LOT SIZE

1927
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$911K

\$887K low

\$935K high

Last Sale

\$875,000 · Jul 12, 2023

Est. Owner Equity

\$910,686

TAX & ASSESSMENT

Property Tax	\$16,613 (2023)
Assessed Value	\$64,000
Previous Assessed	\$63,999
Assessor Market Value	\$640,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.13
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Hot Water
Cooling	None
Fireplace	Yes
Garage	Garage, Detached

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
Jul 6, 2023	Resale	Warranty Deed	\$875,000	\$371	\$700K
Jul 12, 2022	Financing	Intrafamily Transfer			
Aug 10, 2018	Resale	Warranty Deed	\$515,000	\$218	\$412K
Jun 16, 2004	Resale	Warranty Deed	\$467,000	\$198	\$369K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	0.6 mi
Oak Park & River Forest High School	High	9–12	1.4 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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