

Single Family Residence **RESIDENTIAL**

7604 WASHINGTON BLVD

RIVER FOREST, IL 60305

\$992,128 TopHap Estimate · \$337 / ft² · confidence 92 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

2,942 ft²
LIVING AREA

0.17 ac
LOT SIZE

1862
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$992K

\$915K low

\$1.1M high

Est. Owner Equity

\$992,128

TAX & ASSESSMENT

Property Tax	\$21,636 (2023)
Assessed Value	\$85,000
Previous Assessed	\$85,000
Assessor Market Value	\$850,000

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.17
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Roll Tar & Gravel
Heating	Yes
Cooling	Central
Garage	Garage, Attached
Pool	No

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
May 28, 2026	Financing	Transfer On Death Deed			

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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