

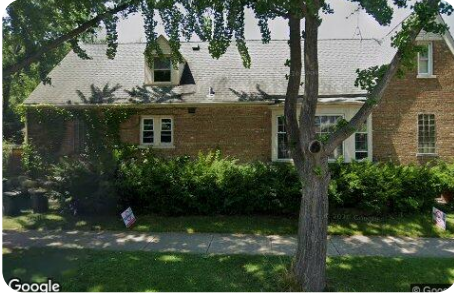
Single Family Residence

RESIDENTIAL

7609 WASHINGTON BLVD

RIVER FOREST, IL 60305

\$736,343 TopHap Estimate · \$341 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,162 ft²

LIVING AREA

0.15 ac

LOT SIZE

1938

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$736K

\$692K low

\$781K high

Last Sale

\$486,000 · Apr 14, 2023

Est. Owner Equity

\$19,343

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$13,149 (2023)
Assessed Value	\$54,000
Previous Assessed	\$53,999
Assessor Market Value	\$540,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cook
Lot (acres)	0.15
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
Cooling	None
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
Apr 7, 2023	Resale	Executors Deed	\$486,000	\$225	\$462K
Jun 2, 2015	Financing	Loan 1 (Only) Is A Reverse Mortgage			\$713K
Sep 14, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.5 mi
Roosevelt School	Middle	5–8	0.7 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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