

Single Family Residence **RESIDENTIAL**

7601 WASHINGTON BLVD

RIVER FOREST, IL 60305

\$533,905 TopHap Estimate · \$363 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,469 ft²

LIVING AREA

0.13 ac

LOT SIZE

1942

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$534K

\$498K low

\$569K high

Est. Owner Equity

\$493,905

Loan-to-Value

7%

TAX & ASSESSMENT

Assessed Value	\$43,000
Previous Assessed	\$42,999
Assessor Market Value	\$430,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.13
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
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
Sep 5, 2018	Recorded document	Warranty Deed			
Sep 8, 2016	Quitclaim	Quit Claim Transfer			
Dec 7, 2012	Quitclaim	Quit Claim Transfer			
Oct 24, 2008	Quitclaim	Quit Claim Transfer			
Sep 6, 2005	Quitclaim	Quit Claim Transfer			
Aug 26, 2005	Recorded document	Grant Deed			

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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