

Single Family Residence **RESIDENTIAL**

7612 VINE ST

RIVER FOREST, IL 60305

\$521,874 TopHap Estimate · \$533 / ft² · confidence 91 · as of Jul 14, 2026



2
BEDS

1
BATHS

980 ft²
LIVING AREA

0.12 ac
LOT SIZE

1924
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$522K

\$477K low

\$567K high

Last Sale

\$440,000 · Feb 9, 2022

Est. Owner Equity

\$125,874

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$10,950 (2023)
Assessed Value	\$40,000
Previous Assessed	\$39,999
Assessor Market Value	\$400,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cook
Lot (acres)	0.12
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
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	\$/FT²	LOAN
Feb 7, 2022	Resale	Warranty Deed	\$440,000	\$449	\$396K
Sep 4, 2020	Resale	Warranty Deed	\$420,000	\$429	\$399K
Mar 29, 2016	Resale	Grant Deed	\$230,000	\$235	
Oct 31, 2013	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.6 mi
Roosevelt School	Middle	5–8	0.8 mi
Oak Park & River Forest High School	High	9–12	1.5 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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