

Apartments (Generic) **RESIDENTIAL**

# 7766 MADISON ST

RIVER FOREST, IL 60305



**12**

BEDS

**10**

BATHS

**5,305 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1961**

YEAR BUILT

**2**

STORIES

**30**

ROOMS

## TAX & ASSESSMENT

|                       |                        |
|-----------------------|------------------------|
| Property Tax          | <b>\$19,163 (2023)</b> |
| Assessed Value        | <b>\$70,000</b>        |
| Previous Assessed     | <b>\$69,999</b>        |
| Assessor Market Value | <b>\$700,000</b>       |

## PROPERTY FACTS

|               |                             |
|---------------|-----------------------------|
| Property Type | <b>Apartments (Generic)</b> |
| Style         | <b>Two Family</b>           |
| County        | <b>Cook</b>                 |

|              |                                       |
|--------------|---------------------------------------|
| Lot (acres)  | 0.13                                  |
| Construction | Masonry/Concrete Masonry Units (Cmus) |
| Roof         | Composition Shingle                   |
| Heating      | Forced Air                            |
| Cooling      | None                                  |
| Garage       | Garage, Detached                      |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 68<br>HEAT | 65<br>STORM | 45<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------------|-------|--------------------|------|
| Apr 17, 2003 | Quitclaim | Quit Claim Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Lincoln Elementary School           | Elementary | PK–4   | 0.6 mi   |
| Roosevelt School                    | Middle     | 5–8    | 0.9 mi   |
| Oak Park & River Forest High School | High       | 9–12   | 1.7 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**

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>29</b><br>CRIME INDEX | <b>133</b><br>AIR POLLUTION | <b>11,189</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|