

Condominium

RESIDENTIAL

7956 MADISON ST APT 2W

RIVER FOREST, IL 60305

\$199,008 TopHap Estimate · \$178 / ft² · confidence 88 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,115 ft²

LIVING AREA

0.21 ac

LOT SIZE

1967

YEAR BUILT

5

ROOMS

VALUATION

\$199K

\$175K low

\$223K high

Last Sale

\$151,500 · Jun 5, 2023

Est. Owner Equity

\$77,808

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$3,756 (2023)
Assessed Value	\$17,036
Previous Assessed	\$17,035
Assessor Market Value	\$170,360

PROPERTY FACTS

Property Type	Condominium
County	Cook
Lot (acres)	0.20
Heating	Baseboard
Cooling	Window A/C

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
May 22, 2023	Resale	Deed	\$151,500	\$136	\$121K
Jan 3, 2007	Quitclaim	Quit Claim Transfer			
Mar 22, 2006	Resale	Warranty Deed	\$135,000	\$121	\$65K
Feb 15, 2002	Resale	Grant Deed	\$125,500	\$113	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.7 mi
Roosevelt School	Middle	5–8	1.0 mi
Oak Park & River Forest High School	High	9–12	1.9 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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