

Condominium

RESIDENTIAL

7952 MADISON ST

RIVER FOREST, IL 60305

\$164,984 TopHap Estimate · confidence 82 · as of Jul 14, 2026



0.21 ac
LOT SIZE

1967
YEAR BUILT

VALUATION

\$165K

\$136K low

\$194K high

Last Sale

\$85,500 · Feb 16, 2017

Est. Owner Equity

\$164,984

TAX & ASSESSMENT

Property Tax	\$401 (2023)
Assessed Value	\$1,465
Previous Assessed	\$1,465
Assessor Market Value	\$14,650

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	COOK
Lot (acres)	0.21
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	68 HEAT	65 STORM	45 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 3, 2017	Resale	Grant Deed	\$85,500		
Mar 22, 2016	Recorded document	Warranty Deed			

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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------