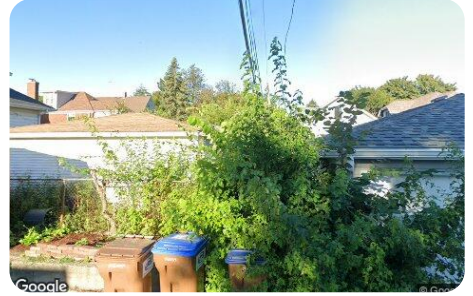


Single Family Residence **RESIDENTIAL**

7616 WASHINGTON BLVD

RIVER FOREST, IL 60305

\$598,338 TopHap Estimate · \$402 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,489 ft²
LIVING AREA

0.15 ac
LOT SIZE

1926
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$598K

\$557K low

\$640K high

Last Sale

\$444,500 · May 5, 2017

Est. Owner Equity

\$261,438

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$11,329 (2023)
Assessed Value	\$44,701
Previous Assessed	\$44,700
Assessor Market Value	\$447,010

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.15
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
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	\$/FT ²	LOAN
Oct 25, 2019	Quitclaim	Quit Claim Transfer			
Apr 24, 2017	Resale	Warranty Deed	\$444,500	\$299	\$356K
Jul 27, 2007	Resale	Warranty Deed	\$452,500	\$304	\$362K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	0.6 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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