

Condominium

RESIDENTIAL

7221 DIVISION ST APT 5

RIVER FOREST, IL 60305

\$131,364 TopHap Estimate · \$146 / ft² · confidence 91 · as of Jul 14, 2026



1

BEDS

1

BATHS

902 ft²

LIVING AREA

0.16 ac

LOT SIZE

1953

YEAR BUILT

4

ROOMS

VALUATION

\$131K

\$120K low

\$143K high

Last Sale

\$85,000 · May 24, 2022

Est. Owner Equity

\$63,364

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$1,492 (2023)
Assessed Value	\$8,766
Previous Assessed	\$8,765
Assessor Market Value	\$87,660

PROPERTY FACTS

Property Type	Condominium
County	Cook
Lot (acres)	0.16
Heating	Forced Air
Cooling	Central

CLIMATE RISK

40 FLOOD	15 WILDFIRE	69 HEAT	67 STORM	45 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 4, 2022	Resale	Warranty Deed	\$85,000	\$94	\$68K
Dec 1, 2014	Resale	Grant Deed	\$77,000	\$85	
Jun 16, 2010	Resale	Grant Deed	\$32,000	\$35	
Oct 23, 2009	Recorded document	Grant Deed			
Jan 3, 2005	Resale	Warranty Deed	\$111,000	\$123	\$111K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.6 mi
Roosevelt School	Middle	5–8	0.7 mi
Oak Park & River Forest High School	High	9–12	1.2 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	Owner occupied
-----------	----------------