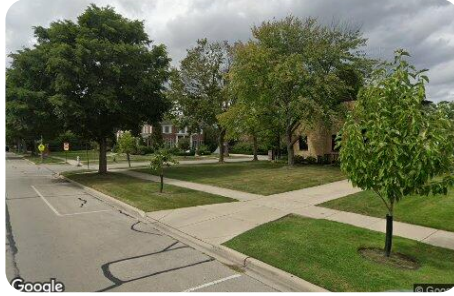


Single Family Residence **RESIDENTIAL**

7616 DIVISION ST

RIVER FOREST, IL 60305

\$1,120,567 TopHap Estimate · \$391 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

2,864 ft²

LIVING AREA

0.22 ac

LOT SIZE

1931

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$851,500 · Aug 29, 2007

Est. Owner Equity

\$0

Loan-to-Value

106%

TAX & ASSESSMENT

Property Tax	\$21,748 (2023)
Assessed Value	\$82,758
Previous Assessed	\$82,758
Assessor Market Value	\$827,580

PROPERTY FACTS

Property Type	Single Family Residence
County	COOK
Lot (acres)	0.22
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Slate
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

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
Aug 7, 2007	Resale	Warranty Deed	\$851,500	\$297	\$681K
Jul 2, 2003	Resale	Grant Deed	\$770,000	\$269	\$616K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willard Elementary School	Elementary	PK–4	0.1 mi
Roosevelt School	Middle	5–8	0.6 mi
Oak Park & River Forest High School	High	9–12	1.6 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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