

Townhouse

RESIDENTIAL

7830 MADISON ST

RIVER FOREST, IL 60305

\$629,721 TopHap Estimate · \$276 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,283 ft²

LIVING AREA

887 ft²

LOT SIZE

2016

YEAR BUILT

3

STORIES

7

ROOMS

2

PARKING

VALUATION

\$630K

\$595K low

\$664K high

Last Sale

\$529,000 · Jul 17, 2019

Est. Owner Equity

\$146,721

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$14,751 (2023)
Assessed Value	\$53,885
Previous Assessed	\$53,884
Assessor Market Value	\$538,850

PROPERTY FACTS

Property Type	Townhouse
Style	Modern
County	Cook
Lot (acres)	0.02
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

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
Jul 8, 2019	Resale	Warranty Deed	\$529,000	\$232	\$484K

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	1.8 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	Absentee owner
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