

Townhouse

RESIDENTIAL

7828 MADISON ST

RIVER FOREST, IL 60305

\$631,644 TopHap Estimate · \$279 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,263 ft²

LIVING AREA

889 ft²

LOT SIZE

2016

YEAR BUILT

3

STORIES

7

ROOMS

2

PARKING

VALUATION

\$632K

\$608K low

\$655K high

Last Sale

\$599,000 · May 13, 2025

Est. Owner Equity

\$62,594

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$14,622 (2023)
Assessed Value	\$53,412
Previous Assessed	\$53,411
Assessor Market Value	\$534,120

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
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 6, 2025	Resale	Warranty Deed	\$599,000	\$265	\$569K
May 20, 2024	Resale	Special Warranty Deed	\$550,000	\$243	\$306K

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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