

Townhouse

RESIDENTIAL

7820 MADISON ST

RIVER FOREST, IL 60305

\$600,410

TopHap Estimate · \$263 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,283 ft²

LIVING AREA

888 ft²

LOT SIZE

2016

YEAR BUILT

3

STORIES

7

ROOMS

2

PARKING

VALUATION

\$600K

\$564K low

\$637K high

Last Sale

\$545,000 · Feb 27, 2024

Est. Owner Equity

\$99,010

Loan-to-Value

82%

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
Fireplace	Yes
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
Feb 9, 2024	Resale	Special Warranty Deed	\$545,000	\$239	\$501K
Sep 23, 2015	Financing	Grant Deed			\$7.7M
Jul 15, 2015	Resale	Grant Deed	\$1,650,000	\$723	
Sep 5, 2013	Resale	Special Warranty Deed	\$1,000,000	\$438	\$700K
Apr 12, 2010	Quitclaim	Quit Claim Transfer			
Mar 5, 2010	Quitclaim	Quit Claim Transfer			
Aug 13, 2009	Financing	Grant Deed			\$11M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.7 mi
Roosevelt School	Middle	5–8	0.9 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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