

Condominium

RESIDENTIAL

7952 MADISON ST APT 2W

RIVER FOREST, IL 60305

\$176,947 TopHap Estimate · \$212 / ft² · confidence 95 · as of Jul 14, 2026



1

BEDS

1

BATHS

835 ft²

LIVING AREA

0.21 ac

LOT SIZE

1967

YEAR BUILT

Pre-foreclosure (LIS)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$177K

\$168K low

\$186K high

Last Sale	\$150,000 · Mar 27, 2024
Est. Owner Equity	\$34,447
Loan-to-Value	85%

TAX & ASSESSMENT

Property Tax	\$2,586 (2023)
Assessed Value	\$12,764
Previous Assessed	\$12,763
Assessor Market Value	\$127,640

PROPERTY FACTS

Property Type	Condominium
County	Cook
Lot (acres)	0.20
Heating	None

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
Mar 22, 2024	Resale	Warranty Deed	\$150,000	\$180	\$143K
Nov 8, 2004	Resale	Warranty Deed	\$131,500	\$157	\$125K
Nov 19, 2003	Quitclaim	Quit Claim Transfer			
Dec 14, 2001	Financing	Grant Deed			\$83K

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	1.9 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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