

Single Family Residence

**RESIDENTIAL**

# 7837 GREENFIELD ST

RIVER FOREST, IL 60305

**\$1,750,148** TopHap Estimate · \$460 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**3,804 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**2010**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$1.8M**

\$1.7M low

\$1.8M high

Last Sale

**\$1,683,000 · May 2, 2025**

Est. Owner Equity

**\$0**

Loan-to-Value

**105%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$33,946 (2023) |
| Assessed Value        | \$124,000       |
| Previous Assessed     | \$124,000       |
| Assessor Market Value | \$1,240,000     |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Split Level                           |
| County        | Cook                                  |
| Lot (acres)   | 0.21                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Forced Air                            |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Detached                      |

## CLIMATE RISK

**11**  
FLOOD

**1**  
WILDFIRE

**68**  
HEAT

**65**  
STORM

**45**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|------------------|---------------------|-------------|--------------------|--------|
| Apr 30, 2024 | Resale           | Deed                | \$1,683,000 | \$442              | \$1.1M |
| Oct 12, 2017 | Resale           | Warranty Deed       | \$1,250,000 | \$329              | \$1M   |
| Jul 24, 2012 | Resale           | Warranty Deed       | \$1,080,000 | \$284              |        |
| May 24, 2011 | Resale           | Grant Deed          | \$100,000   | \$26               |        |
| May 4, 2010  | Foreclosure sale | Trustees Deed       |             |                    |        |
| Oct 28, 2009 | Quitclaim        | Quit Claim Transfer |             |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Willard Elementary School           | Elementary | PK-4   | 0.2 mi   |
| Roosevelt School                    | Middle     | 5-8    | 0.9 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>29</b><br>CRIME INDEX | <b>133</b><br>AIR POLLUTION | <b>11,189</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|