

Condominium

**RESIDENTIAL**

# 7575 LAKE ST

RIVER FOREST, IL 60305

**\$754,014** TopHap Estimate · \$202 / ft² · confidence 92 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**3,740 ft²**

LIVING AREA

**0.5 ac**

LOT SIZE

**1976**

YEAR BUILT

## VALUATION

**\$754K**

\$695K low

\$813K high

Last Sale

**\$730,000 · Feb 18, 2026**

Est. Owner Equity

**\$179,014**

Loan-to-Value

**77%**

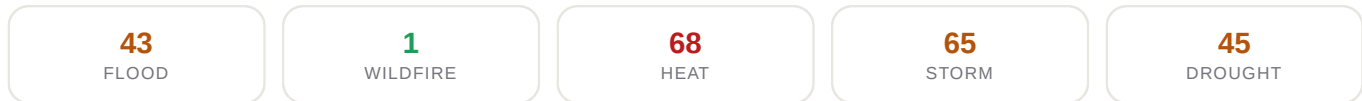
## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$15,573 (2023) |
| Assessed Value        | \$62,854        |
| Previous Assessed     | \$62,854        |
| Assessor Market Value | \$628,540       |

## PROPERTY FACTS

|               |                 |
|---------------|-----------------|
| Property Type | Condominium     |
| Style         | Condo/Apartment |
| County        | Cook            |
| Lot (acres)   | 0.50            |
| Heating       | None            |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Feb 6, 2026  | Resale    | Deed                | \$730,000 | \$195  | \$575K |
| Jan 10, 2019 | Quitclaim | Quit Claim Transfer |           |        |        |
| Jan 12, 2004 | Quitclaim | Quit Claim Transfer |           |        |        |
| Aug 4, 2003  | Quitclaim | Quit Claim Transfer |           |        | \$275K |
| Aug 6, 2001  | Resale    | Grant Deed          | \$500,000 | \$134  | \$275K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Lincoln Elementary School           | Elementary | PK–4   | 0.3 mi   |
| Roosevelt School                    | Middle     | 5–8    | 0.3 mi   |
| Oak Park & River Forest High School | High       | 9–12   | 1.3 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 | <b>Owner occupied</b> |
|-----------|-----------------------|