

Single Family Residence **RESIDENTIAL**

7614 WASHINGTON BLVD

RIVER FOREST, IL 60305

\$622,350 TopHap Estimate · \$387 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,607 ft²

LIVING AREA

0.14 ac

LOT SIZE

1926

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$622K

\$588K low

\$656K high

Last Sale

\$482,500 · Mar 20, 2020

Est. Owner Equity

\$249,061

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$11,411 (2023)
Assessed Value	\$45,000
Previous Assessed	\$44,999
Assessor Market Value	\$450,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cook
Lot (acres)	0.14
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Hot Water
Cooling	Central
Garage	Garage, Detached

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 7, 2020	Resale	Warranty Deed	\$482,500	\$300	\$386K
Nov 22, 2014	Resale	Grant Deed	\$405,000	\$252	\$381K
Mar 29, 2001	Resale	Grant Deed	\$385,000	\$240	\$268K
Jul 7, 2000	Quitclaim	Quit Claim Transfer	\$205,000	\$128	\$195K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	PK–4	0.4 mi
Roosevelt School	Middle	5–8	0.6 mi
Oak Park & River Forest High School	High	9–12	1.4 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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